

5/41 Fulham Road, Alphington Vic 3078



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$260,000 - \$286,000

Median House Price

Year ending June 2023: \$681,500

Comparable Properties



5/238 Arthur Street, Fairfield 3078(REI)

1 Bed 1 Bath 1 Car

Price: \$292,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment

Agent Comments: Similar location, Inferior floor plan & Similar condition



8/42 Gillies Street, Fairfield 3078(REI)

1 Bed 1 Bath - Car

Price: \$273,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment

Agent Comments: Similar location, inferior accommodation & inferior condition



3/150 Grange Road, Alphington 3078 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$249,000

Method: Private Sale

Date: 24/05/2023

Property Type: Apartment

Agent Comments: Inferior location, similar condition & similar accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5/41 Fulham Road, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$260,000 & \$286,000

Median sale price

Median price \$681,500 Unit x Suburb Alphington

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/238 Arthur Street, FAIRFIELD 3078	\$292,000	25/05/2023
8/42 Gillies Street, FAIRFIELD 3078	\$273,000	02/08/2023
3/150 Grange Road, ALPHINGTON 3078	\$249,000	24/05/2023

This Statement of Information was prepared on:

15/08/2023 10:50