

STATEMENT OF INFORMATION

3/104 YARRALEA STREET, ALPHINGTON, VIC 3078

PREPARED BY REALCO, 88 CAMBRIDGE STREET COLLINGWOOD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



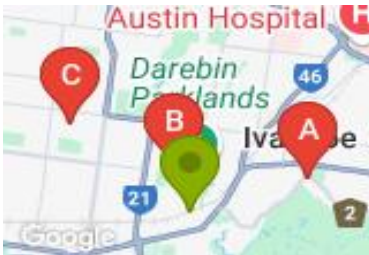
3/104 YARRALEA STREET, ALPHINGTON,  4  3  2

Indicative Selling Price

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

Price Range: **\$1,700,000 to \$1,850,000**

MEDIAN SALE PRICE



ALPHINGTON, VIC, 3078

Suburb Median Sale Price (House)

\$2,026,000

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

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.



134 THE BVD, IVANHOE EAST, VIC 3079

 3  2  2

Sale Price

****\$1,725,000**

Sale Date: 15/06/2024

Distance from Property: 1.6km



31A SHIERS ST, ALPHINGTON, VIC 3078

 3  2  2

Sale Price

\$1,840,000

Sale Date: 05/07/2024

Distance from Property: 659m



99A CHRISTMAS ST, NORTHCOTE, VIC 3070

 3  2  2

Sale Price

\$1,831,000

Sale Date: 16/03/2024

Distance from Property: 2km



This report has been compiled on 10/09/2024 by Realco. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

3/104 YARRALEA STREET, ALPHINGTON, VIC 3078

Indicative selling price

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

Price Range:

\$1,700,000 to \$1,850,000

Median sale price

Median price

\$2,026,000

Property type

House

Suburb

ALPHINGTON

Period

01 July 2023 to 30 June 2024

Source



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

134 THE BVD, IVANHOE EAST, VIC 3079	**\$1,725,000	15/06/2024
31A SHIERS ST, ALPHINGTON, VIC 3078	\$1,840,000	05/07/2024
99A CHRISTMAS ST, NORTHCOTE, VIC 3070	\$1,831,000	16/03/2024

This Statement of Information was prepared

10/09/2024