

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/14 YARRAFORD AVENUE ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$240,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

Unit

Suburb

Alphington

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

6/14 YARRAFORD AVENUE ALPHINGTON VIC 3078	\$240,000	19-Feb-22
7/10 STATION STREET FAIRFIELD VIC 3078	\$290,000	31-Jan-23
1/47 STATION STREET FAIRFIELD VIC 3078	\$265,000	09-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 May 2023



**6/14 YARRAFORD AVENUE
 ALPHINGTON VIC 3078**

 1  1  1

Sold Price **\$240,000** Sold Date **19-Feb-22**

Distance **0km**



**7/10 STATION STREET FAIRFIELD
 VIC 3078**

 1  1  1

Sold Price **\$290,000** Sold Date **31-Jan-23**

Distance **0.46km**



**1/47 STATION STREET FAIRFIELD
 VIC 3078**

 1  1  1

Sold Price **\$265,000** Sold Date **09-Mar-22**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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