

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

7 Peck Walk, Alphington Vic 3078

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Alphington

Period - From 01/07/2018 to 30/06/2019 Source REIV

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 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
1	13 Welsh Way ALPHINGTON 3078	\$902,000	26/07/2019
2	3/1 Lorna Av NORTHCOTE 3070	\$885,000	31/07/2019
3	338a Separation St NORTHCOTE 3070	\$802,000	22/08/2019

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 six months.~~

This Statement of Information was prepared on:

16/09/2019 08:53



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



13 Welsh Way ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$902,000

Method: Private Sale

Date: 26/07/2019

Property Type: Townhouse (Single)

Land Size: 117 sqm approx



3/1 Lorna Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 31/07/2019

Property Type: Townhouse (Single)



338a Separation St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$802,000

Method: Private Sale

Date: 22/08/2019

Property Type: Townhouse (Single)