Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	7 Peck Walk, Alphington Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$900,000	\$850,000 & \$900,00
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Median sale price

Median price	\$725,000	Pro	perty Type Ur	nit		Suburb	Alphington
Period - From	01/07/2018	to	30/06/2019	So	urce	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

Add	dress 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 comparableproperties 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





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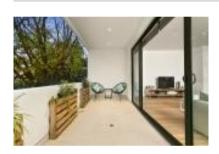
> Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending June 2019: \$725,000



Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



13 Welsh Way ALPHINGTON 3078 (REI/VG)

4 3 **4** 3 **4**

Price: \$902,000 Method: Private Sale Date: 26/07/2019

Property Type: Townhouse (Single) **Land Size:** 117 sqm approx

Agent Comments



3/1 Lorna Av NORTHCOTE 3070 (REI)

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Price: \$885,000 **Method:** Private Sale **Date:** 31/07/2019

Property Type: Townhouse (Single)

Agent Comments



338a Separation St NORTHCOTE 3070 (REI)

1 2 **1** 6

Price: \$802,000 **Method:** Private Sale **Date:** 22/08/2019

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300



