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	43 Beckwith 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	$1,275,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$687,000	Property type	Unit	Suburb	Alphington
Period-from	01 Mar 2020	to	28 Feb 2021	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
61 Brickworks Lane Northcote VIC 3070	$1,350,000	17-Sep-20
3/80 Cecil Street Kew VIC 3101	$1,315,000	28-Nov-20
9/1 St David Street Fitzroy VIC 3065	$1,210,000	05-Dec-20

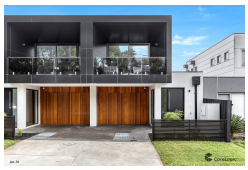
OR

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: 19 March 2021

CORE REALTY

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61 Brickworks Lane Northcote VIC 3070

3 2 2

Sold Price **$1,350,000** Sold Date **17-Sep-20**

Distance **2.6km**

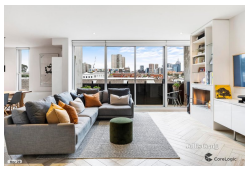


3/80 Cecil Street Kew VIC 3101

3 2 2

Sold Price **$1,315,000** Sold Date **28-Nov-20**

Distance **3.04km**



9/1 St David Street Fitzroy VIC 3065

3 2 2

Sold Price **$1,210,000** Sold Date **05-Dec-20**

Distance **4.75km**

RS = Recent sale **UN** = Undisclosed Sale

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