

## 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

108/21 REX AVENUE ALPHINGTON VIC 3078

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2023

to

30 Jun 2024

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

6/1A HAMILTON STREET ALPHINGTON VIC 3078	\$770,000	03-May-24
515/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$720,000	07-Mar-24
103/57 STATION STREET FAIRFIELD VIC 3078	\$755,000	14-Feb-24

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: 08 July 2024



**6/1A HAMILTON STREET  
ALPHINGTON VIC 3078**

2 2 1

Sold Price **\$770,000** Sold Date **03-May-24**

Distance **0.61km**



**515/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**

2 2 1

Sold Price **\$720,000** Sold Date **07-Mar-24**

Distance **0.47km**



**103/57 STATION STREET  
FAIRFIELD VIC 3078**

2 2 1

Sold Price **\$755,000** Sold Date **14-Feb-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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