

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

16 Toolangi Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Alphington

Period - From 01/01/2024 to 31/03/2024 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	29 Kelvin Rd ALPHINGTON 3078	\$1,968,300	15/04/2024
2	21 Shiers St ALPHINGTON 3078	\$1,900,000	18/05/2024
3	16 Perry St ALPHINGTON 3078	\$1,435,000	18/05/2024

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:

01/07/2024 13:08



 3  1  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
March quarter 2024: \$2,400,000

Comparable Properties



29 Kelvin Rd ALPHINGTON 3078 (REI)

Agent Comments

 3  1  3

Price: \$1,968,300
Method: Sold Before Auction
Date: 15/04/2024
Property Type: House (Res)
Land Size: 603 sqm approx



21 Shiers St ALPHINGTON 3078 (REI)

Agent Comments

 3  1  2

Price: \$1,900,000
Method: Private Sale
Date: 18/05/2024
Property Type: House (Res)



16 Perry St ALPHINGTON 3078 (REI)

Agent Comments

 3  1  1

Price: \$1,435,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Account - Barry Plant | P: (03) 9431 1243