## 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 betweer	veen \$1,800,000		&		\$1,900,000			
Median sale price								
Median price	\$2,400,000	Pro	Property Type Hou		se		Suburb	Alphington
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress 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









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) 3 1 3 3 Price: \$1,968,300 Method: Sold Before Auction Date: 15/04/2024 Property Type: House (Res) Land Size: 603 sqm approx	Agent Comments
21 Shiers St ALPHINGTON 3078 (REI) 21 Shiers St ALPHINGTON 3078 (	Agent Comments
16 Perry St ALPHINGTON 3078 (REI) 3 1 1 1 Price: \$1,435,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res)	Agent Comments

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

propertydata



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