

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

203/23 MILLS BOULEVARD 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Alphington

Period-from

01 May 2023

to

30 Apr 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

515/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$720,000	07-Mar-24
206/101 PARKVIEW ROAD ALPHINGTON VIC 3078	\$725,000	01-Feb-24
301/23 MILLS BOULEVARD ALPHINGTON VIC 3078	-	08-May-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: 30 May 2024



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

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

Distance **0.02km**



**206/101 PARKVIEW ROAD
ALPHINGTON VIC 3078**

2 2 -

Sold Price **\$725,000** Sold Date **01-Feb-24**

Distance **0.24km**



**301/23 MILLS BOULEVARD
ALPHINGTON VIC 3078**

2 2 -

Sold Price

^{RS} - ^{UN}

Sold Date **08-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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