Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	24 Mills Boulevard, Alphington Vic 3078	
Including suburb and		
postcodo		

postcode

Indicative selling price

Property offered for sale

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

Range between \$1,225,000 & \$1,300,000

Median sale price

Median price	\$2,008,500	Pro	perty Type	House		Suburb	Alphington
Period - From	01/10/2023	to	31/12/2023		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	3/41 Rayment St FAIRFIELD 3078	\$1,275,000	14/10/2023
2			
3			

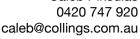
OR

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:	27/02/2024 09:45



Caleb Pikoulas 0420 747 920







Agent Comments

Indicative Selling Price \$1,225,000 - \$1,300,000 **Median House Price** December quarter 2023: \$2,008,500

Comparable Properties

3/41 Rayment St FAIRFIELD 3078 (REI/VG)

Agent Comments

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Price: \$1,275,000 Method: Auction Sale Date: 14/10/2023

Property Type: Townhouse (Res)

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.

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