

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

4/518 HEIDELBERG ROAD 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

\$338,000

&

\$372,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Alphington

Period-from

01 Apr 2023

to

31 Mar 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

11/111-113 GILLIES STREET FAIRFIELD VIC 3078	\$400,000	29-Feb-24
3/205 STATION STREET FAIRFIELD VIC 3078	\$400,000	29-Feb-24
2/10-12 SEPARATION STREET FAIRFIELD VIC 3078	\$335,000	19-Oct-23

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: 11 April 2024

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**11/111-113 GILLIES STREET
 FAIRFIELD VIC 3078**

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Sold Price **\$400,000** Sold Date **29-Feb-24**

Distance **0.85km**



**3/205 STATION STREET FAIRFIELD
 VIC 3078**

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Sold Price Sold Date **29-Feb-24**

Distance **1.11km**



**2/10-12 SEPARATION STREET
 FAIRFIELD VIC 3078**

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Sold Price **\$335,000** Sold Date **19-Oct-23**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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