

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

504/111 PARKVIEW 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2023

to

31 Jan 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

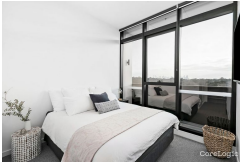
310/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$665,500	04-Nov-23
205/62-64 STATION STREET FAIRFIELD VIC 3078	\$635,000	22-Jan-24

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: 14 February 2024

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**310/626 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

2 2 1

Sold Price **\$665,500** Sold Date **04-Nov-23**

Distance **0.2km**



**205/62-64 STATION STREET
FAIRFIELD VIC 3078**

2 2 1

Sold Price ^{RS} **\$635,000** Sold Date **22-Jan-24**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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