

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 557 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,085,000 Property Type Townhouse Suburb Alphington

Period - From 07/03/2023 to 06/03/2024 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	2/1 Harker St ALPHINGTON 3078	\$857,500	09/09/2023
2	553 Heidelberg Rd ALPHINGTON 3078	\$840,000	13/10/2023
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: 07/03/2024 10:31

Maggie Sun

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0425 790 930

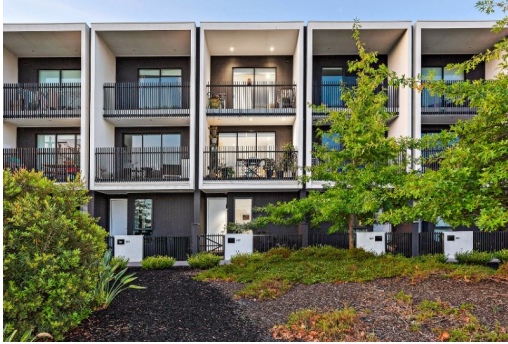
maggiesun@mcgrath.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

07/03/2023 - 06/03/2024: \$1,085,000



 3  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1 Harker St ALPHINGTON 3078 (REI/VG)

Agent Comments

 2  2  1

Price: \$857,500

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



553 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 3  3  2

Price: \$840,000

Method: Sold Before Auction

Date: 13/10/2023

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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