

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

6 Toolangi Road, Alphington Vic 3078

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$2,008,500 Property 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	14 Della Torre Cr IVANHOE 3079	\$3,621,000	18/11/2023
2	46 Darling St FAIRFIELD 3078	\$3,475,000	21/10/2023
3	16 Bower St NORTHCOTE 3070	\$3,450,000	02/12/2023

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:

31/01/2024 14:22



5 3 2

Property Type:

Agent Comments

Comparable Properties



14 Della Torre Cr IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$3,621,000

Method:

Date: 18/11/2023

Property Type: House



46 Darling St FAIRFIELD 3078 (REI)

Agent Comments

4 3 4

Price: \$3,475,000

Method: Auction Sale

Date: 21/10/2023

Rooms: 6

Property Type: House (Res)

Land Size: 821 sqm approx



16 Bower St NORTHCOTE 3070 (REI)

Agent Comments

4 2 -

Price: \$3,450,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 492 sqm approx