Statement of Information

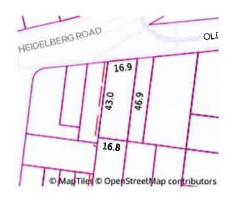
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

				Gection 47	AI 01 L	ie Latate Ag	EIIIS ACL 130	
Prope	rty offered t	for sale						
Address Including suburb and postcode		and	berg Road, Alphing	ton Vic 3078				
Indica	tive selling	price						
For the	meaning of t	this price see co	nsumer.vic.gov.au/	underquoting				
Range between \$2,700,000			&	\$2,950,000				
Media	n sale price	•						
Medi	ian price \$82	26,500 P	roperty Type Unit		Suburk	Alphington		
Period	d - From 01/0	/04/2023 to	31/03/2024	Source	REIV			
Compa	arable prop	erty sales (*De	elete A or B belo	w as applica	ıble)			
A*		t the estate ager	ies sold within two nt or agent's repres					
Addre	ess of compa	arable property			F	Price	Date of sale	
1								
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:				on:	22/04/2024 13:56		



830 Heidelberg Road, Alphington Vic 3078





Indicative Selling Price \$2,700,000 - \$2,950,000 Median Unit Price Year ending March 2024: \$826,500

Comparable Properties

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



