

# 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

33 Parkview Road, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,100,000

### Median sale price

Median price \$2,008,500

Property Type House

Suburb Alphington

Period - From 01/01/2023

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	64 Fulham Rd ALPHINGTON 3078	\$1,975,000	21/10/2023
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:

30/01/2024 08:03



 4  3  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

Year ending December 2023: \$2,008,500

## Comparable Properties



**64 Fulham Rd ALPHINGTON 3078 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 387 sqm approx

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.