

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

101/10 MILLS BOULEVARD 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,750

Property type

Unit

Suburb

Alphington

Period-from

01 Jan 2022

to

31 Dec 2022

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

8E DUNCAN STREET FAIRFIELD VIC 3078	\$1,375,000	12-Nov-22
3/1A HAMILTON STREET ALPHINGTON VIC 3078	\$860,000	10-Aug-22

OR

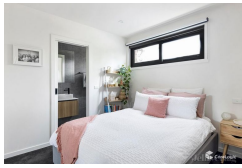
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 January 2023

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8E DUNCAN STREET FAIRFIELD VIC 3078

3 3 2

Sold Price

\$1,375,000

Sold Date

12-Nov-22

Distance

1.15km



3/1A HAMILTON STREET ALPHINGTON VIC 3078

3 2 2

Sold Price

\$860,000

Sold Date

10-Aug-22

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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