

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

42 Mills Boulevard, Alphington Vic 3078

Indicative selling price

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

Range between \$1,040,000

&

\$1,140,000

Median sale price

Median price \$905,500

Property Type Townhouse

Suburb Alphington

Period - From 22/03/2022

to

21/03/2023

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	30 Austin St ALPHINGTON 3078	\$1,245,000	17/12/2022
2	248 Arthur St FAIRFIELD 3078	\$1,040,000	09/11/2022
3	6/2 Fulham Rd ALPHINGTON 3078	\$951,000	08/12/2022

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:

22/03/2023 13:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,040,000 - \$1,140,000
Median Townhouse Price
22/03/2022 - 21/03/2023: \$905,500

Comparable Properties



30 Austin St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,245,000
Method: Private Sale
Date: 17/12/2022
Property Type: House



248 Arthur St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$1,040,000
Method: Sale
Date: 09/11/2022
Property Type: House (Res)
Land Size: 248 sqm approx

6/2 Fulham Rd ALPHINGTON 3078 (VG)

Agent Comments



Price: \$951,000
Method: Sale
Date: 08/12/2022
Property Type: Townhouse (Conjoined)

Account - The Agency Port Phillip | P: 03 8578 0388