

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

506/111 PARKVIEW ROAD 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Alphington

Period-from

01 Oct 2023

to

30 Sep 2024

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

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 504/111 PARKVIEW ROAD ALPHINGTON VIC 3078 | \$645,000 | 18-Jul-24 |
| | | |
| | | |

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: 10 October 2024



504/111 PARKVIEW ROAD
ALPHINGTON VIC 3078

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Sold Price ^{RS} \$645,000 ^{UN} Sold Date 18-Jul-24

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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