

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

301/26 Paper Trail 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

\$1,165,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jan 2021

to

31 Dec 2021

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

6/36 Livingstone Street Ivanhoe VIC 3079	\$990,000	03-Dec-21
549 Heidelberg Road Alphington VIC 3078	\$899,000	16-Nov-21

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: 19 January 2022

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**6/36 Livingstone Street Ivanhoe
VIC 3079**

 4  3  2

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **03-Dec-21**

Distance **2.1km**

**549 Heidelberg Road Alphington
VIC 3078**

 3  3  2

Sold Price **\$899,000** Sold Date **16-Nov-21**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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