

## 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

15 WARSON PLACE ALPHINGTON VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2023

to

30 Jun 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

8 LATROBE AVENUE ALPHINGTON VIC 3078	\$1,700,000	23-Apr-24
15B REX AVENUE ALPHINGTON VIC 3078	\$1,248,000	28-Feb-24
13 MERCIL ROAD ALPHINGTON VIC 3078	\$1,420,000	12-Feb-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: 11 July 2024



## 8 LATROBE AVENUE ALPHINGTON VIC 3078

Sold Price

**\$1,700,000**

Sold Date

**23-Apr-24**

 3

 2

 2

Distance

**0.17km**



## 15B REX AVENUE ALPHINGTON VIC 3078

Sold Price

**\$1,248,000**

Sold Date

**28-Feb-24**

 3

 2

 2

Distance

**0.34km**



## 13 MERCIL ROAD ALPHINGTON VIC 3078

Sold Price

**\$1,420,000**

Sold Date

**12-Feb-24**

 3

 2

 2

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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