

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

571 HEIDELBERG 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Alphington

Period-from

01 Jan 2024

to

31 Dec 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

565 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$861,000	06-Jan-25
551 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$860,000	09-Oct-24
16/5 CHANDLER HIGHWAY ALPHINGTON VIC 3078	\$950,000	18-Nov-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: 14 January 2025

Benjamin Nash
M 0431185305
E Ben@askproperty.melbourne

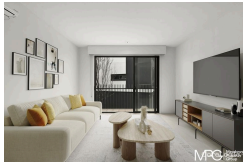


**565 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

3 3 2

Sold Price ^{RS} **\$861,000** Sold Date **06-Jan-25**

Distance **0.01km**



**551 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

3 3 2

Sold Price **\$860,000** Sold Date **09-Oct-24**

Distance **0.06km**



**16/5 CHANDLER HIGHWAY
ALPHINGTON VIC 3078**

3 2 2

Sold Price **\$950,000** Sold Date **18-Nov-24**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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