

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

3/18 PERRY STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Alphington

Period-from

01 Apr 2023

to

31 Mar 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

3/5 FULHAM ROAD ALPHINGTON VIC 3078	\$580,000	29-Jan-24
1/33 CHINGFORD STREET, ALPHINGTON VIC 3078	\$609,000	19-Dec-2023

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: 29 April 2024



**3/5 FULHAM ROAD ALPHINGTON
VIC 3078**

Sold Price

\$580,000

Sold Date

29-Jan-24

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 1

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Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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