

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

8B 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2022

to

30 Jun 2023

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

12A PERRY STREET ALPHINGTON VIC 3078	\$1,085,000	03-Mar-23
15 REX AVENUE ALPHINGTON VIC 3078	\$1,300,000	14-Jun-23
42 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,500,000	02-May-23

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: 26 July 2023

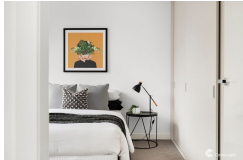


**12A PERRY STREET ALPHINGTON
VIC 3078**

Sold Price **\$1,085,000** Sold Date **03-Mar-23**

 3  3  2

Distance **0.03km**



**15 REX AVENUE ALPHINGTON VIC
3078**

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **14-Jun-23**

 3  2  2

Distance **0.49km**



**42 MILLS BOULEVARD
ALPHINGTON VIC 3078**

Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **02-May-23**

 3  3  2

Distance **0.48km**

3 BEDROOM, 2.5 BATHROOM, 2 CARPARKS

Internal 135m²
Garage 36m²
External 84m²
Total 255m²

**101/10 MILLS BOULEVARD
ALPHINGTON VIC 3078**

Sold Price Sold Date **02-May-23**

 3  2  2

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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