

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

205/14 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/15 ST BERNARDS ROAD ALPHINGTON VIC 3078	\$510,000	01-Nov-24
6/10 DUKE STREET KEW VIC 3101	\$541,500	22-Apr-24
202/11 PEEL STREET KEW VIC 3101	\$638,000	14-May-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: 10 February 2025

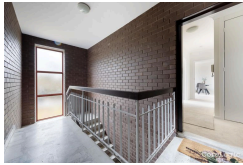


**4/15 ST BERNARDS ROAD
ALPHINGTON VIC 3078**

1 1 1

Sold Price **\$510,000** Sold Date **01-Nov-24**

Distance **0.74km**



6/10 DUKE STREET KEW VIC 3101

1 1 1

Sold Price **\$541,500** Sold Date **22-Apr-24**

Distance **1.47km**



202/11 PEEL STREET KEW VIC 3101

1 1 1

Sold Price **\$638,000** Sold Date **14-May-24**

Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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