



3   2   2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 686 sqm

Agent Comments

## Comparable Properties



**41 Toolangi Rd ALPHINGTON 3078 (REI)**

Agent Comments

4   1   2

**Price:** \$2,008,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 600 sqm



**55 Bennett St ALPHINGTON 3078 (REI)**

Agent Comments

4   2   2

594m2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)



**29 Naroon Rd ALPHINGTON 3078 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,905,000

**Method:** Sold Before Auction

**Date:** 09/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 599 sqm

## 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

815 Heidelberg Road, Alphington Vic 3078

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,150,000

**Median sale price**

Median price

House

X

Suburb

Alphington

Period - From

to

Source

REIV

**Comparable property sales**

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
41 Toolangi Rd ALPHINGTON 3078	\$2,008,000	01/04/2017
55 Bennett St ALPHINGTON 3078	\$1,975,000	20/05/2017
29 Naroon Rd ALPHINGTON 3078	\$1,905,000	09/02/2017