

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

301/23 MILLS BOULEVARD 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

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

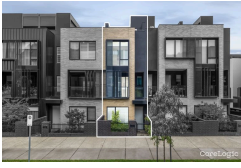
22 MILLS BOULEVARD ALPHINGTON VIC 3078	\$895,000	23-Mar-24
106/101 PARKVIEW ROAD ALPHINGTON VIC 3078	\$712,000	20-Jan-22

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: 03 April 2024

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**22 MILLS BOULEVARD
 ALPHINGTON VIC 3078**

2 2 1

Sold Price ^{RS} **\$895,000** Sold Date **23-Mar-24**

Distance **0.08km**



**106/101 PARKVIEW ROAD
 ALPHINGTON VIC 3078**

1 2 -

Sold Price **\$712,000** Sold Date **20-Jan-22**

Distance **0.24km**

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

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