

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

205/101 PARKVIEW ROAD 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Alphington

Period-from

01 May 2021

to

30 Apr 2022

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

206/21 MILLS BOULEVARD ALPHINGTON VIC 3078	\$833,575	21-Aug-21
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.

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206/21 MILLS BOULEVARD ALPHINGTON VIC 3078

2 2 1

Sold Price

\$833,575

Sold Date

21-Aug-21

Distance

-



106/101 PARKVIEW ROAD ALPHINGTON VIC 3078

1 2 -

Sold Price

\$712,000

Sold Date

20-Jan-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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