

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

717/626 HEIDELBERG 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

or range
between

\$890,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Alphington

Period-from

01 Mar 2023

to

29 Feb 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

3/1 PALMER STREET RICHMOND VIC 3121	\$1,000,000	18-Nov-23
106/369 HIGH STREET KEW VIC 3101	\$900,000	30-Jun-23
209/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$905,500	30-Oct-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: 18 March 2024



3/1 PALMER STREET RICHMOND VIC 3121

2 2 1

Sold Price **\$1,000,000** Sold Date **18-Nov-23**

Distance **4.27km**



106/369 HIGH STREET KEW VIC 3101

2 2 1

Sold Price **\$900,000** Sold Date **30-Jun-23**

Distance **2.49km**



209/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$905,500** Sold Date **30-Oct-23**

Distance **4.53km**

RS = Recent sale

UN = Undisclosed Sale

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