

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

5/152 GRANGE 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Alphington

Period-from

01 Dec 2022

to

30 Nov 2023

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

101/10 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,500,000	27-Apr-23
1/50 AUSTIN STREET ALPHINGTON VIC 3078	\$1,415,000	18-Feb-23
9 MERCIL ROAD ALPHINGTON VIC 3078	\$1,570,000	11-Dec-21

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: 19 December 2023


**101/10 MILLS BOULEVARD
ALPHINGTON VIC 3078**
 3  2  2

Sold Price **\$1,500,000** Sold Date **27-Apr-23**

Distance **1.46km**

**1/50 AUSTIN STREET ALPHINGTON
VIC 3078**
 3  2  1

Sold Price **\$1,415,000** Sold Date **18-Feb-23**

Distance **1.27km**
PLEASE SHOW YOUR PROOF OF VACCINATION

**9 MERCIL ROAD ALPHINGTON VIC
3078**
 3  2  1

Sold Price **\$1,570,000** Sold Date **11-Dec-21**

Distance **0.86km**
RS = Recent sale

UN = Undisclosed Sale

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