

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

42 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

\$1,400,000

&

\$1,540,000

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
11/106 WALPOLE STREET KEW VIC 3101	\$1,445,000	19-Aug-23
1/37 WILLS STREET KEW VIC 3101	\$1,485,000	05-Dec-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: 13 December 2023


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

Sold Price \$1,500,000 Sold Date 27-Apr-23
Distance 0.13km

**11/106 WALPOLE STREET KEW VIC
3101**
 3  2  2

Sold Price \$1,445,000 Sold Date 19-Aug-23
Distance 1.69km

1/37 WILLS STREET KEW VIC 3101
 3  2  2

Sold Price ^{RS}\$1,485,000^{UN} Sold Date 05-Dec-23
Distance 1.73km
RS = Recent sale

UN = Undisclosed Sale

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