

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

303/101 Park View Road, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Alphington

Period - From

01/01/2022

to

31/03/2022

Source

REIV

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 six 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
1	5/4 Rathmines St FAIRFIELD 3078	\$775,000	27/01/2022
2	2/60 Rathmines St FAIRFIELD 3078	\$772,500	19/03/2022
3	16B/168 Victoria Rd NORTHCOTE 3070	\$695,000	19/02/2022

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 six months.~~

This Statement of Information was prepared on:

10/05/2022 11:59

303/101 Park View Road, Alphington Vic 3078



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

March quarter 2022: \$800,000

Comparable Properties



5/4 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 27/01/2022

Property Type: Apartment



2/60 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$772,500

Method: Auction Sale

Date: 19/03/2022

Property Type: Unit



16B/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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