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	43 Como Street, Alphington Vic 3078

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $2,000,000 Property Type House Suburb Alphington

Period - From 01/10/2023 to 30/09/2024 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	6 Mercil Rd ALPHINGTON 3078	$1,656,000	09/11/2024
2	931 Heidelberg Rd IVANHOE 3079	$1,701,000	27/05/2024
3			

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: 12/11/2024 08:59

43 Como Street, Alphington Vic 3078

Nelson Alexander



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
Year ending September 2024: $2,000,000

Comparable Properties



6 Mercil Rd ALPHINGTON 3078 (REI)

4 1 2

Price: $1,656,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments



931 Heidelberg Rd IVANHOE 3079 (REI/VG)

4 2 2

Price: $1,701,000
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 573 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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