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	305/14 Paper Trail, Alphington Vic 3078

Indicative selling price

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

Single price $2,050,000

Median sale price

Median price $755,000 Property Type Unit Suburb Alphington

Period - From 08/11/2023 to 07/11/2024 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	204/4 Willsmere Rd KEW 3101	$1,925,000	07/06/2024
2	307/37 Mills Blvd ALPHINGTON 3078	$1,930,000	13/09/2024
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: 08/11/2024 16:19

305/14 Paper Trail, Alphington Vic 3078

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$2,050,000
Median Unit Price
08/11/2023 - 07/11/2024: $755,000

Comparable Properties



204/4 Willsmere Rd KEW 3101 (REI)

3 2 2

Price: $1,925,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments



307/37 Mills Blvd ALPHINGTON 3078 (REI)

3 2 2

Price: $1,930,000
Method: Private Sale
Date: 13/09/2024
Property Type: Apartment

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.

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