

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale: Address available on request.

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$530,000 *House x Suburb or locality Alexandra
 Period - From 9th November, 2023 to 31st December 2023 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2 Downey Street, Alexandra	\$ 900,000	29/03/2023
2	41 Myrtle Street, Alexandra	\$ 950,000	6/08/2022
3	191 Grant Street, Alexandra	\$ 940,000	20/04/2023