

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/34 BAYLEY STREET ALEXANDRA VIC 3714

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$449,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
9 COATES COURT ALEXANDRA VIC 3714	\$499,000	07-Jun-23
57 NIHIL STREET ALEXANDRA VIC 3714	\$449,000	30-Jan-23
24 BAYLEY STREET ALEXANDRA VIC 3714	\$485,000	09-Nov-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 October 2023

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**9 COATES COURT ALEXANDRA  
VIC 3714**

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Sold Price

**\$499,000**

Sold Date

**07-Jun-23**

Distance

**0.6km****57 NIHIL STREET ALEXANDRA VIC  
3714**

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Sold Price

**\$449,000**

Sold Date

**30-Jan-23**

Distance

**0.17km****24 BAYLEY STREET ALEXANDRA  
VIC 3714**

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Sold Price

**\$485,000**

Sold Date

**09-Nov-22**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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