

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 COSTER STREET, ALEXANDRA, VIC

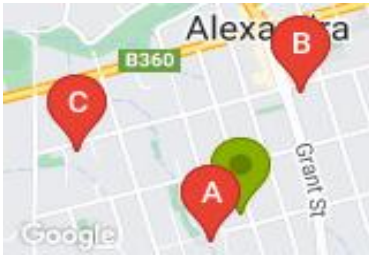
 3  1  2

Indicative Selling Price

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

Single Price: **\$570,000**

MEDIAN SALE PRICE



ALEXANDRA, VIC, 3714

Suburb Median Sale Price (House)

\$536,250

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



30 THOM ST, ALEXANDRA, VIC 3714

 3  2  -

Sale Price

\$515,000

Sale Date: 10/08/2023

Distance from Property: 136m



54 NIHIL ST, ALEXANDRA, VIC 3714

 3  1  2

Sale Price

\$560,000

Sale Date: 05/06/2023

Distance from Property: 486m



88 NIHIL ST, ALEXANDRA, VIC 3714

 3  1  3

Sale Price

\$542,500

Sale Date: 30/05/2023

Distance from Property: 590m



This report has been compiled on 17/05/2024 by OBrien Real Estate Alexandra. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

46 COSTER STREET, ALEXANDRA, VIC 3714


Indicative selling price

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

Single Price: \$570,000

Median sale price

Median price \$536,250 Property type House Suburb ALEXANDRA

Period 01 April 2023 to 31 March 2024 Source 

Comparable property sales

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

30 THOM ST, ALEXANDRA, VIC 3714	\$515,000	10/08/2023
54 NIHIL ST, ALEXANDRA, VIC 3714	\$560,000	05/06/2023
88 NIHIL ST, ALEXANDRA, VIC 3714	\$542,500	30/05/2023

This Statement of Information was prepared on:

17/05/2024