

## 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

66 COOPER 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

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$504,500

Property type

House

Suburb

Alexandra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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

36 COSTER STREET ALEXANDRA VIC 3714	\$435,000	21-Mar-23
4 FITZROY COURT ALEXANDRA VIC 3714	\$466,000	11-Apr-23
129 GRANT STREET ALEXANDRA VIC 3714	\$480,000	03-Nov-23

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: 29 January 2024



**36 COSTER STREET ALEXANDRA  
VIC 3714**

3 1 3

Sold Price **\$435,000** Sold Date **21-Mar-23**

Distance **0.07km**



**4 FITZROY COURT ALEXANDRA  
VIC 3714**

3 1 2

Sold Price **\$466,000** Sold Date **11-Apr-23**

Distance **0.42km**



**129 GRANT STREET ALEXANDRA  
VIC 3714**

3 1 1

Sold Price **\$480,000** Sold Date **03-Nov-23**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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