

## 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

47 VICKERY STREET ALEXANDRA VIC 3714

### Indicative selling price

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

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$478,750

Property type

House

Suburb

Alexandra

Period-from

01 May 2023

to

30 Apr 2024

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

47 COOPER STREET ALEXANDRA VIC 3714	\$690,000	06-Mar-23
3 BRIGGS COURT ALEXANDRA VIC 3714	\$730,000	02-Feb-24
41 VILLENEUVE STREET ALEXANDRA VIC 3714	\$620,000	29-Dec-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 May 2024

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**47 COOPER STREET ALEXANDRA  
VIC 3714**

Sold Price

**\$690,000**

Sold Date

**06-Mar-23**

3



2



2

Distance

**0.75km****3 BRIGGS COURT ALEXANDRA VIC  
3714**

Sold Price

**\$730,000**

Sold Date

**02-Feb-24**

4



2



2

Distance

**0.98km****41 VILLENEUVE STREET  
ALEXANDRA VIC 3714**

Sold Price

**\$620,000**

Sold Date

**29-Dec-23**

3



2



-

Distance

**1.11km****RS** = Recent sale**UN** = Undisclosed Sale

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