



INTEGRITY REAL ESTATE (YARRA VALLEY) PTY LTD

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YARRA GLEN

P: (03) 9730 2333 • **F:** (03) 9730 2888

A: Shop 2/38-40 Bell Street
(Box 214) Yarra Glen VIC 3775

KINGLAKE

P: (03) 5786 2033 • **F:** (03) 5786 2188

A: Shop 1/2 Kinglake-Glenburn Road
Kinglake VIC 3763

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Incl suburb & postcode

104 Cooper Street ALEXANDRA

Indicative selling price

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

Single price

\$*495,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$497,500

*House

*Unit

Suburb
or locality

ALEXANDRA

Period - From

20/12/2017

to

5/09/2018

Source

Property Data Online

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 1 Dunn Court ALEXANDRA	\$ 510,000	2/12/2017
2 37 Pendlebury Street ALEXANDRA	\$ 475,500	20/12/2017
3 7 Dunn Court ALEXANDRA	\$ 510,000	11/01/2018