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 or locality and postcode

5026 Maroondah Highway, Alexandra Vic 3714

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$570,000		&		\$595,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Hou	se		Suburb	Alexandra
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	46 Coster St ALEXANDRA 3714	\$565,000	04/06/2024
2	39 Aitken St ALEXANDRA 3714	\$600,000	11/01/2024
3	1 Bon St ALEXANDRA 3714	\$510,000	27/07/2023

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:

20/08/2024 17:35



THE AGENCY

Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au





Property Type: House **Land Size:** 4970 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$595,000 Median House Price Year ending June 2024: \$600,000

Comparable Properties

46 Coster St ALEXANDRA 3714 (VG)



Price: \$565,000 Method: Sale Date: 04/06/2024 Property Type: House (Previously Occupied -Detached) Land Size: 1900 sqm approx Agent Comments



39 Aitken St ALEXANDRA 3714 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 11/01/2024 Property Type: House Land Size: 1404 sqm approx



1 Bon St ALEXANDRA 3714 (REI/VG)

Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 27/07/2023 Property Type: House Land Size: 2323 sqm approx

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