

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 consumer.vic.gov.au/underquoting

Range between \$570,000 & \$595,000

Median sale price

Median price \$600,000 Property Type House Suburb Alexandra

Period - From 01/07/2023 to 30/06/2024 Source 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.

	Address 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

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



3 1 2

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)

Agent Comments

3 - -

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



39 Aitken St ALEXANDRA 3714 (REI/VG)

Agent Comments

3 2 5

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

3 1 1

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