

Statement of Information  
**Internet advertising for single residential property  
located within or outside the Melbourne metropolitan  
area**

**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

2 Raphael Drive, Alexandra

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

or range  
between

&

**Median sale price**

Median price

\$ 515,000

\*House

x

Suburb  
or locality

Alexandra

Period - From

01 Nov 2022

to

31 Oct 2023

Source

Realestate.com.au

**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	Lot 29 Bainbridge Way, Alexandra	\$365,000	20 May 2022
2	Lot 28 Bainbridge Way, Alexandra	\$360,000	25 May 2022
3	Lot 27 Bainbridge Way, Alexandra	\$355,000	17 May 2022