

## 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

39 AITKEN 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

\$625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Alexandra

Period-from

01 Nov 2022

to

31 Oct 2023

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

5032 MAROONDAH HIGHWAY ALEXANDRA VIC 3714	\$630,000	21-Apr-22
60 NIHIL STREET ALEXANDRA VIC 3714	\$645,000	12-May-23
35 ALBERT STREET ALEXANDRA VIC 3714	\$670,000	07-Oct-22

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: 23 November 2023


**5032 MAROONDAH HIGHWAY  
ALEXANDRA VIC 3714**

4 2 2

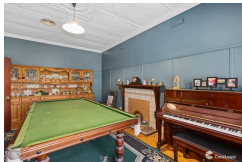
Sold Price

**\$630,000**

Sold Date

**21-Apr-22**

Distance

**0.8km**

**60 NIHIL STREET ALEXANDRA VIC  
3714**

4 2 4

Sold Price

**\$645,000**

Sold Date

**12-May-23**

Distance

**1km**

**35 ALBERT STREET ALEXANDRA  
VIC 3714**

3 2 2

Sold Price

**\$670,000**

Sold Date

**07-Oct-22**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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