## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 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		&		\$620,000			
Median sale pr	rice							
Median price	\$560,000	Pro	operty Type	Hou	se		Suburb	Alexandra
Period - From	01/01/2023	to	31/12/2023		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

05/03/2024 10:20



5026 Maroondah Highway, Alexandra Vic 3714

### THE AGENCY

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





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4970 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median House Price Year ending December 2023: \$560,000

# **Comparable Properties**

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 eighteen months.

Account - The Agency Victoria | P: 03 8578 0388





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