

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or
locality and postcode

4 Fitzroy Court Alexandra

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$485,000

or range
between

&

Median sale price

Median price

\$ 576,000

*House

x

Suburb
or locality

Alexandra

Period - From

1st March
2022

to

1st March 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	5 Wattleview Crt Alexandra Vic 3714	\$580,000	20 th January 2023
2	38 Rose Street Alexandra Vic 3714	\$470,000	23 January 2023
3	62 Bayley Street Alexandra Vic 3714	\$420,000	9 th January 2023