

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

2/34 BAYLEY STREET ALEXANDRA VIC 3714

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$424,000

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

25 COSTER STREET ALEXANDRA VIC 3714	\$400,000	24-Mar-23
57 NIHIL STREET ALEXANDRA VIC 3714	\$449,000	30-Jan-23
62 BAYLEY STREET ALEXANDRA VIC 3714	\$420,000	10-Jan-23

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: 06 November 2023


**25 COSTER STREET ALEXANDRA
VIC 3714**

Sold Price

\$400,000

Sold Date

24-Mar-23

3

1

4

Distance

0.05km

**57 NIHIL STREET ALEXANDRA VIC
3714**

Sold Price

\$449,000

Sold Date

30-Jan-23

3

2

2

Distance

0.17km

**62 BAYLEY STREET ALEXANDRA
VIC 3714**

Sold Price

\$420,000

Sold Date

10-Jan-23

3

1

-

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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