

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

139 Grant Street, Alexandra VIC 3714

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price *House Suburb or locality
 Period - From to Source

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	150 Webster Street, Alexandra VIC 3714	\$1,100,000	15-Jul-22
2	41 Myrtle Street, Alexandra VIC 3714	\$950,000	6-Aug-22
3	53-55 Myrtle Street, Alexandra VIC 3714	\$990,000	1-Oct-22