

## 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

2a Coates Court Alexandra

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$565,000

or range  
between

&amp;

**Median sale price**

Median price

\$ 576,000

\*House

x

Suburb  
or locality

Alexandra

Period - From

1<sup>st</sup> March  
2022

to

1<sup>st</sup> 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 <sup>th</sup> January 2023
2	40 Albert Street Alexandra	\$510,000	29 December 2022
3	24 Bayley Street Alexandra	\$485,000	16 <sup>th</sup> November 2022