



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 49 HALLS FLAT ROAD, ALEXANDRA 3714

### Indicative selling price

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

**Single price \$ 525,000**

### Median sale price

Median **House** for **Alexandra** for period **Jan 2015 - Jul 2017**

Sourced from **Realestate.com**.

**\$ 275,000**

### Comparable property sales

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 the most comparable to the property for sale.

**31 Girdwood Court,**  
Alexandra 3714

**Price \$ 450,000** Sold 15 January 2016

**17 Weeks Court,**  
Alexandra 3714

**Price \$ 445,000** Sold 15 December 2016

**20 Weeks Court,**  
Alexandra 3714

**Price \$ 420,000** Sold 23 February 2015

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

House



**3 beds**



**1 baths**



**1 parking**

### Contact agents

 **John Tossol**  
Elders

03 5772 1052  
0419 558 032  
[john.tossol@elders.com.au](mailto:john.tossol@elders.com.au)



**Elders Real Estate Victoria**

6th Floor, 160 Queen Street,  
Melbourne VIC 3000