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 or locality and postcode

17 Aitken Street, Alexandra Vic 3714

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$335,000		&		\$365,000)		
Median sale pr	rice							
Median price	\$416,000	Pro	operty Type	Hou	se		Suburb	Alexandra
Period - From	30/11/2020	to	29/11/2021		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	18 Downey St ALEXANDRA 3714	\$365,000	20/07/2021
2	152 Grant St ALEXANDRA 3714	\$340,000	18/06/2021
3	3 Coates Ct ALEXANDRA 3714	\$340,000	05/05/2021

OR

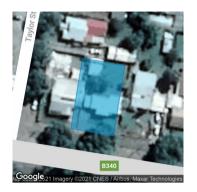
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

30/11/2021 14:32









Property Type: House (Res) **Land Size:** 600 sqm approx Agent Comments Patrick Richards 03 5221 6488 0402 485 121 patrick@geelongresidential.com.au

Indicative Selling Price \$335,000 - \$365,000 Median House Price 30/11/2020 - 29/11/2021: \$416,000

Comparable Properties

18 Downey St ALEXANDRA 3714 (VG) 2 🍋 -	Agent Comments		
Price: \$365,000 Method: Sale			
Date: 20/07/2021 Property Type: House (Previously Occupied - Detached) Land Size: 642 sqm approx			
 152 Grant St ALEXANDRA 3714 (VG) === 3	Agent Comments		
Price: \$340,000 Method: Sale Date: 18/06/2021	-		
Property Type: House (Previously Occupied - Detached) Land Size: 800 sqm approx			
3 Coates Ct ALEXANDRA 3714 (VG) 3	Agent Comments		
Price: \$340,000 Method: Sale	_		
Date: 05/05/2021 Property Type: House (Previously Occupied - Detached) Land Size: 930 sqm approx			

Account - Geelong Commercial Real Estate | P: 03 5221 6488





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.