

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$335,000 & \$365,000

### Median sale price

Median price \$416,000 Property Type House Suburb Alexandra

Period - From 30/11/2020 to 29/11/2021 Source 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.

	Address 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

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**Indicative Selling Price**

\$335,000 - \$365,000

**Median House Price**

30/11/2020 - 29/11/2021: \$416,000



**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties

**18 Downey St ALEXANDRA 3714 (VG)**

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)**

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)**

Agent Comments



**Price:** \$340,000

**Method:** Sale

**Date:** 05/05/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 930 sqm approx