

## 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*

### Indicative selling price

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

Single price

\$980,000

\$1,050,000

### Median sale price

Median price

\$544,000

\*House

x

Suburb  
or locality

Alexandra

Period - From

30<sup>th</sup> June  
2021

to

30<sup>th</sup> November  
2022

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	23 Old Fawcett Road Alexandra	\$ 895,000	23/08/2022
2	5958 Maroondah hwy, Alexandra	\$ 895,000	22/09/2022
3	150 Webster Street Alexandra	\$ 1,100,000	07/07/2022