

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

78 Webster Street Alexandra

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$365,000	or range between		&	
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Median sale price

Median price	\$ 515,000	*House	x	Suburb or locality	Alexandra
Period - From	1 June 2022	to	31 May 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 50 Downey Street Alexandra	\$280,000	20 Sept 2023
2 11 Mckenzie street Alexandra	\$420,000	1 Oct 2023
3 56 Webster Street Alexandra	\$450,000	17 May 2023