

# 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

52 Cooper 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)

Single price

\$389,950

### Median sale price

Median price

\$380,000

Property Type

House

Suburb

Alexandra

Period - From

25/02/2020

to

24/02/2021

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 | 46 Coster St ALEXANDRA 3714    | \$380,000 | 10/12/2020   |
| 2 | 26 Webster St ALEXANDRA 3714   | \$375,000 | 05/11/2020   |
| 3 | 17 Myrtle St ALEXANDRA 3714    | \$369,000 | 24/08/2020   |

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:

25/02/2021 14:25

52 Cooper Street, Alexandra Vic 3714



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

**Land Size:** 873 sqm approx

Agent Comments

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**Indicative Selling Price**

\$389,950

**Median House Price**

25/02/2020 - 24/02/2021: \$380,000

## Comparable Properties

46 Coster St ALEXANDRA 3714 (VG)

Agent Comments



**Price:** \$380,000

**Method:** Sale

**Date:** 10/12/2020

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

**Land Size:** 1900 sqm approx

26 Webster St ALEXANDRA 3714 (VG)

Agent Comments



**Price:** \$375,000

**Method:** Sale

**Date:** 05/11/2020

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

**Land Size:** 1012 sqm approx



17 Myrtle St ALEXANDRA 3714 (VG)

Agent Comments



**Price:** \$369,000

**Method:** Sale

**Date:** 24/08/2020

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

**Land Size:** 1200 sqm approx

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