# 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 and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$875,000	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as app	licable)			

Median Price	\$515,000	Prope	erty type		House	Suburb	Alexandra
Period-from	01 Jul 2022	to	30 Jun 2	2023	Source		Corelogic

#### 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
2 DOWNEY STREET ALEXANDRA VIC 3714	\$900,000	29-Mar-23
42 SHAMROCK STREET ALEXANDRA VIC 3714	\$765,000	01-Sep-22
191 GRANT STREET ALEXANDRA VIC 3714	\$940,000	20-Apr-23

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: 21 July 2023

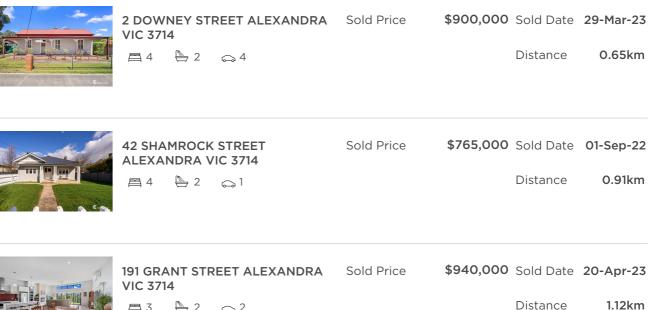


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**RS** = Recent sale UN = Undisclosed Sale

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