

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

3/44 VILLENEUVE STREET ALEXANDRA VIC 3714

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Alexandra

Period-from

01 May 2024

to

30 Apr 2025

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

6/2 THOM STREET ALEXANDRA VIC 3714	\$475,000	02-Jun-24
123 GRANT STREET ALEXANDRA VIC 3714	\$421,000	28-Apr-25
2/34 BAYLEY STREET ALEXANDRA VIC 3714	\$400,000	16-Nov-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: 13 May 2025

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**6/2 THOM STREET ALEXANDRA
VIC 3714**

2 1 1

Sold Price
\$475,000
Sold Date
02-Jun-24
Distance
0.71km

**123 GRANT STREET ALEXANDRA
VIC 3714**

3 1 1

Sold Price

RS

\$421,000
Sold Date
28-Apr-25
Distance
0.5km

**2/34 BAYLEY STREET
ALEXANDRA VIC 3714**

3 1 1

Sold Price
\$400,000
Sold Date
16-Nov-23
Distance
0.63km

RS = Recent sale

UN = Undisclosed Sale

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