

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 COOPER STREET, ALEXANDRA, VIC

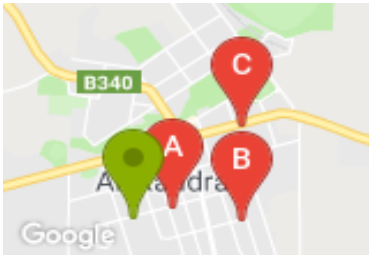
 4  1  4

Indicative Selling Price

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

Single Price: \$385,000

MEDIAN SALE PRICE



ALEXANDRA, VIC, 3714

Suburb Median Sale Price (House)

\$333,000

01 July 2018 to 30 June 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



60 COOPER ST, ALEXANDRA, VIC 3714

 3  1  2

Sale Price

\$350,000

Sale Date: 24/04/2018

Distance from Property: 267m



18 THOM ST, ALEXANDRA, VIC 3714

 3  1  1

Sale Price

\$367,000

Sale Date: 09/01/2018

Distance from Property: 726m



26 DOWNEY ST, ALEXANDRA, VIC 3714

 3  1  2

Sale Price

\$385,000

Sale Date: 27/08/2018

Distance from Property: 985m



This report has been compiled on 13/07/2019 by LJ Hooker Alexandra. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address Including suburb and

Indicative selling price

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

Single Price:

Median sale price

Median price House Unit Suburb
Period Source

Comparable property sales

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
60 COOPER ST, ALEXANDRA, VIC 3714	\$350,000	24/04/2018
18 THOM ST, ALEXANDRA, VIC 3714	\$367,000	09/01/2018
26 DOWNEY ST, ALEXANDRA, VIC 3714	\$385,000	27/08/2018