

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 18 THOM STREET, ALEXANDRA, VIC 3714 🕮 3 🕒 1



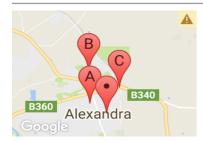


**Indicative Selling Price** 

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

Single Price: \$375,000

## **MEDIAN SALE PRICE**



# **ALEXANDRA, VIC, 3714**

**Suburb Median Sale Price (House)** 

\$292,500

01 October 2016 to 30 September 2017

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.



#### 28 BAYLEY ST, ALEXANDRA, VIC 3714







Sale Price

\$335,000

Sale Date: 29/06/2017

Distance from Property: 533m





#### 27 JOHN ST, ALEXANDRA, VIC 3714







Sale Price

\$340,000

Sale Date: 18/07/2016

Distance from Property: 1.3km





# 2 DOWNEY ST, ALEXANDRA, VIC 3714







Sale Price

\$362,000

Sale Date: 23/02/2017

Distance from Property: 819m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode	18 THOM STREET, ALEXANDRA, VIC 3714
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## Indicative selling price

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

Single Price:	\$375,000

# Median sale price

Median price	\$292,500	House	X	Unit	Suburb	ALEXANDRA
Period	01 October 2016 to 30 September 2017		Source	pricefinder		

## 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
28 BAYLEY ST, ALEXANDRA, VIC 3714	\$335,000	29/06/2017
27 JOHN ST, ALEXANDRA, VIC 3714	\$340,000	18/07/2016
2 DOWNEY ST, ALEXANDRA, VIC 3714	\$362,000	23/02/2017