

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 THOM STREET, ALEXANDRA, VIC 3714** 3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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** 3 1 4

Sale Price

**\$335,000**

Sale Date: 29/06/2017

Distance from Property: 533m



**27 JOHN ST, ALEXANDRA, VIC 3714** 3 1 2

Sale Price

**\$340,000**

Sale Date: 18/07/2016

Distance from Property: 1.3km



**2 DOWNEY ST, ALEXANDRA, VIC 3714** 3 1 4

Sale Price

**\$362,000**

Sale Date: 23/02/2017

Distance from Property: 819m



This report has been compiled on 30/10/2017 by LJ Hooker Alexandra. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

### Property offered for sale

Address  
Including suburb and  
postcode

18 THOM 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:

\$375,000

### Median sale price

Median price

\$292,500

House

Unit

Suburb

ALEXANDRA

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### 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