OBrien

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 PENDLEBURY STREET, ALEXANDRA,

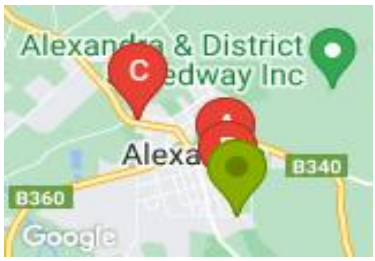
3 2 2

Indicative Selling Price

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

Single Price: **$630,000**

MEDIAN SALE PRICE



ALEXANDRA, VIC, 3714

Suburb Median Sale Price (House)

$527,500

01 April 2023 to 31 March 2024

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.



35 COOPER ST, ALEXANDRA, VIC 3714

3 2 1

Sale Price

$640,000

Sale Date: 30/01/2024

Distance from Property: 626m

A



41 VILLENEUVE ST, ALEXANDRA, VIC 3714

3 2 -

Sale Price

$620,000

Sale Date: 29/12/2023

Distance from Property: 297m

B



39 AITKEN ST, ALEXANDRA, VIC 3714

2 2 5

Sale Price

$600,000

Sale Date: 02/01/2024

Distance from Property: 1.9km

C

This report has been compiled on 16/04/2024 by OBrien Real Estate Alexandra. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state 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: 8 PENDLEBURY STREET, ALEXANDRA, VIC 3714

Indicative selling price

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

Single Price: $630,000

Median sale price

Median price: $527,500 | Property type: House | Suburb: ALEXANDRA

Period: 01 April 2023 to 31 March 2024 | 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
35 COOPER ST, ALEXANDRA, VIC 3714	$640,000	30/01/2024
41 VILLENEUVE ST, ALEXANDRA, VIC 3714	$620,000	29/12/2023
39 AITKEN ST, ALEXANDRA, VIC 3714	$600,000	02/01/2024

This Statement of Information was prepared: 16/04/2024