

Statement of information



17 LEWTON CIRCUIT, ALEXANDRA, VIC 3714

PREPARED BY NIK PATEK, RAY WHITE RURAL VICTORIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 LEW TON CIRCUIT, ALEXANDRA, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **null**

Provided by: Nik Patek , Ray White Rural Victoria

MEDIAN SALE PRICE



ALEXANDRA, VIC, 3714

Suburb Median Sale Price (House)

\$525,000

01 October 2022 to 30 September 2023

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.



150 WEBSTER ST, ALEXANDRA, VIC 3714



Sale Price

\$1,100,000

Sale Date: 15/07/2022

Distance from Property: 1km



41 MYRTLE ST, ALEXANDRA, VIC 3714



Sale Price

\$950,000

Sale Date: 06/08/2022

Distance from Property: 1.5km



1 LEW TON CCT, ALEXANDRA, VIC 3714



Sale Price

\$1,035,000

Sale Date: 11/05/2023

Distance from Property: 310m

This report has been compiled on 29/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

17 LEW TON CIRCUIT, ALEXANDRA, VIC 3714

Indicative selling price

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

Price Range:

Median sale price

Median price Property type 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

Address of comparable property	Price	Date of sale
150 WEBSTER ST, ALEXANDRA, VIC 3714	\$1,100,000	15/07/2022
41 MYRTLE ST, ALEXANDRA, VIC 3714	\$950,000	06/08/2022
1 LEW TON CCT, ALEXANDRA, VIC 3714	\$1,035,000	11/05/2023

This Statement of Information was prepared on:

29/11/2023