Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Pro | nertv | offered | for | sale |
|-----|-------|---------|-----|------|
| FIU | PCITA | Ollelea | 101 | Saic |

| Address Including suburb and postcode | 4/14 WILLIAM STREET ALEXANDRA VIC 3714 | | | | | | | | |
|--|--|------|---------------------------------|------|--------|--------|-----------|--|--|
| Indicative selling price | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) | | | | | | | | | |
| Single Price | \$415,000 | | o r range between | | | & | | | |
| Median sale price | | | | | | | | | |
| (*Delete house or unit as app | olicable) | | | | | | | | |
| Median Price | \$552,500 | Prop | erty type | | Other | Suburb | Alexandra | | |
| Period-from | 01 Oct 2024 | to | 30 Sep 2 | 2025 | Source | | Cotality | | |

Comparable property sales (*Delete A or B below as applicable)

A* 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 | |
|--------------------------------------|--------------|--------------|--|
| 2/17 Shamrock St, Alexandra VIC 3714 | \$410,000.00 | 03/02/2025 | |
| 5/14 William St, Alexandra VIC 3714 | \$420,000.00 | 22/05/2024 | |
| 2/14 William St, Alexandra VIC 3714 | \$415,000.00 | 06/10/2025 | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 October 2025



RS = Recent sale UN = Undisclosed Sale

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