

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Property: 35 Pendlebury Street, Alexandra

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price

\$805,000

Median sale price

Median price

\$562,500

*House

x

Suburb
or locality

Alexandra

Period - From

October 2021

to

September
2022

Source

Realestate.com.au

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
1	170 Grant Street, Alexandra	\$ 679,000	17/05/2022
2	41 Myrtle Street, Alexandra	\$ 950,000	28/7/2022
3	43 Myrtle Street, Alexandra	\$ 802,000	13/10/2021