

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

24 Landale Drive, Strathdale Vic 3550

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$279,000 Property Type Vacant land Suburb Strathdale

Period - From 23/02/2021 to 22/02/2022 Source REIV

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 Edwards Rd KENNINGTON 3550	\$385,000	12/08/2021
2 35 Cousins St STRATHDALE 3550	\$380,000	02/11/2021
3 3/18A Elwood Dr STRATHDALE 3550	\$380,000	11/10/2021

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:

23/02/2022 13:41



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Property Type: Land

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Land Price

23/02/2021 - 22/02/2022: \$279,000

Comparable Properties

Edwards Rd KENNINGTON 3550 (VG)

Agent Comments

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Price: \$385,000

Method: Sale

Date: 12/08/2021

Property Type: Land

Land Size: 618 sqm approx

35 Cousins St STRATHDALE 3550 (VG)

Agent Comments

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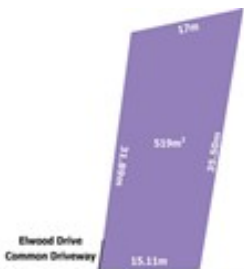
Price: \$380,000

Method: Sale

Date: 02/11/2021

Property Type: Land

Land Size: 564 sqm approx



3/18A Elwood Dr STRATHDALE 3550 (REI/VG)

Agent Comments

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Price: \$380,000

Method: Private Sale

Date: 11/10/2021

Property Type: Land

Land Size: 519 sqm approx