

## 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 and  
postcode

PENDLEBURY STREET ALEXANDRA VIC 3714

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$220,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Other

Suburb

Alexandra

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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

55 PENDLEBURY STREET ALEXANDRA VIC 3714	\$133,000	08-Feb-21
6 CLEARY COURT ALEXANDRA VIC 3714	\$180,000	26-Oct-21
14 CLEARY COURT ALEXANDRA VIC 3714	\$207,250	21-Sep-21

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: 18 March 2022


**55 PENDLEBURY STREET  
ALEXANDRA VIC 3714**

- - -

 Sold Price **\$133,000** Sold Date **08-Feb-21**

Distance -


**6 CLEARY COURT ALEXANDRA  
VIC 3714**

- - -

 Sold Price **\$180,000** Sold Date **26-Oct-21**

Distance -


**14 CLEARY COURT ALEXANDRA  
VIC 3714**

- - -

 Sold Price **\$207,250** Sold Date **21-Sep-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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