

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

1/29A Landale Drive, Strathdale Vic 3550

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$640,000

Property Type House

Suburb Strathdale

Period - From 01/10/2020

to

31/12/2020

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 eighteen 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	4/17 Bakewell St NORTH BENDIGO 3550	\$585,000	13/10/2020
2	3/17 Bakewell St NORTH BENDIGO 3550	\$577,500	24/08/2020
3			

OR

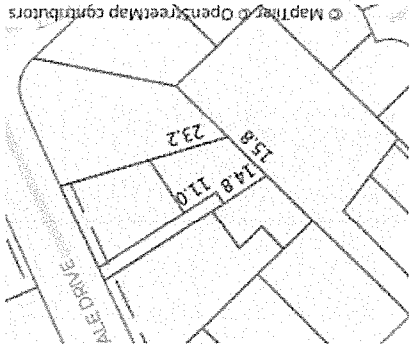
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

31/03/2021 13:51

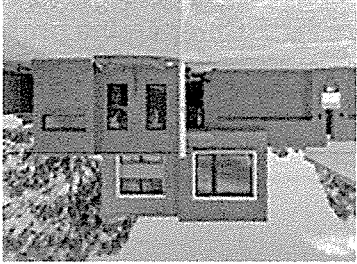


Property Type:
Agent Comments



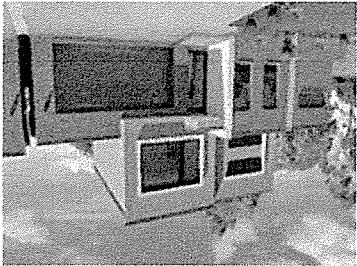
1/29A Landale Drive, Strathdale Vic 3550

Comparable Properties



4/17 Bakewell St NORTH BENDIGO 3550
(REIV/G)
3 2 2
Price: \$585,000
Method: Private Sale
Date: 13/10/2020
Property Type: Townhouse (Single)
Land Size: 287 sqm approx

Agent Comments



3/17 Bakewell St NORTH BENDIGO 3550
(REIV/G)
3 3 2 2
Price: \$577,500
Method: Private Sale
Date: 24/08/2020
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 293 sqm approx

Agent Comments

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 eighteen months.

Account - Dungray Carter Ketterer | P: 03 5440 5000