

# 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

5 Leatham Link, Alexandra Vic 3714

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$270,000

### Median sale price

Median price

\$307,500

Property Type

Vacant land

Suburb

Alexandra

Period - From

04/10/2023

to

03/10/2024

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.

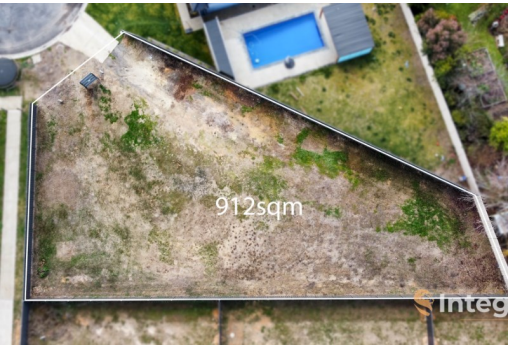
	Address of comparable property	Price	Date of sale
1	6 Cleary Ct ALEXANDRA 3714	\$208,000	14/11/2023
2	91 Cooper St ALEXANDRA 3714	\$240,000	08/09/2023
3	53 Pendlebury St ALEXANDRA 3714	\$210,000	25/08/2023

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:

04/10/2024 14:34



Property Type:  
Agent Comments

Indicative Selling Price  
\$270,000  
Median Land Price  
04/10/2023 - 03/10/2024: \$307,500

Comparable Properties

6 Cleary Ct ALEXANDRA 3714 (VG) Agent Comments



Price: \$208,000  
Method: Sale  
Date: 14/11/2023  
Property Type: Land  
Land Size: 857 sqm approx

91 Cooper St ALEXANDRA 3714 (VG) Agent Comments



Price: \$240,000  
Method: Sale  
Date: 08/09/2023  
Property Type: Land  
Land Size: 753 sqm approx



53 Pendlebury St ALEXANDRA 3714 (RE/IG) Agent Comments



Price: \$210,000  
Method: Private Sale  
Date: 25/08/2023  
Property Type: Land  
Land Size: 700 sqm approx