Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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	5 Leatham Link, Alexandra Vic 3714
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$307,500	Pro	operty Type	Vacant la	and	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)

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

91 Cooper St ALEXANDRA 3714 (VG)

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

Agent Comments



53 Pendlebury St ALEXANDRA 3714 (REI/VG)

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Price: \$210,000
Method: Private Sale
Date: 25/08/2023

Property Type: Land **Land Size:** 700 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

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