

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](http://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

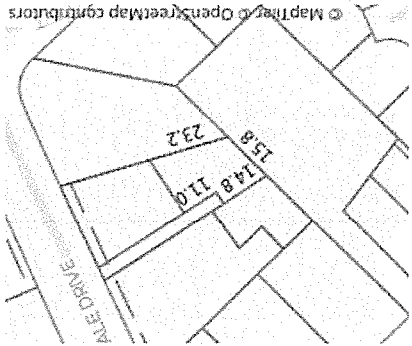
~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

31/03/2021 13:51

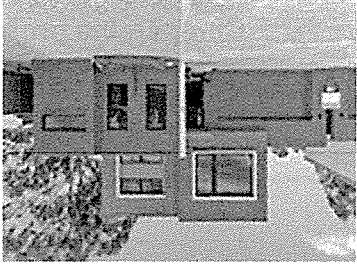


Property Type:  
Agent Comments



1/29A Landale Drive, Strathdale Vic 3550

## Comparable Properties

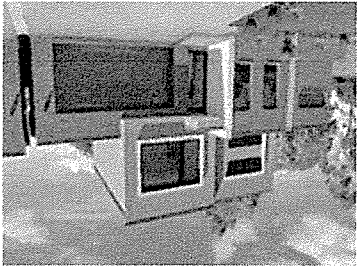


4/17 Bakewell St NORTH BENDIGO 3550  
(REIV/G)



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)



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