

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 1-37, 1 Pendlebury Street, Alexandra VIC 3714

Indicative selling price

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

Single price

From
\$150,000.00

or range
between

&

Median sale price

Median price

\$ 225,000

*Vacant
Land

Suburb
or locality

Alexandra

Period - From

1 August 2024

to

31 July 2025

Source

Realestate.com.au

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	5 Cleary Court, Alexandra	\$225,000	22 May 2025
2	48 Villeneuve Street, Alexandra	\$210,000	05 Feb 2025
3	5 Leatham Close, Alexandra	\$224,000	27 Nov 2024