

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 and
postcode

7 EDMUNDS PLACE LENEVA VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$755,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Leneva

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

16 FIVEFIELDS ROAD LENEVA VIC 3691	\$780,000	30-Jan-24
63 FIRMSTONE ROAD LENEVA VIC 3691	\$750,000	26-Sep-23
11 BUCKLEY STREET WODONGA VIC 3690	\$750,000	19-Dec-23

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.~~

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16 FIVEFIELDS ROAD LENEVA VIC 3691 Sold Price **\$780,000** Sold Date **30-Jan-24**
 Distance **0.53km**
 4 beds 2 bathrooms 2 cars



63 FIRMSTONE ROAD LENEVA VIC 3691 Sold Price **\$750,000** Sold Date **26-Sep-23**
 Distance **0.63km**
 4 beds 2 bathrooms 2 cars



11 BUCKLEY STREET WODONGA VIC 3690 Sold Price Sold Date **19-Dec-23**
 Distance **1.23km**
 3 beds 2 bathrooms 3 cars

RS = Recent sale UN = Undisclosed Sale

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