

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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,500

Property type

House

Suburb

Leneva

Period-from

01 Jul 2023

to

30 Jun 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

9 HEILMANN PLACE LENEVA VIC 3691	\$755,000	29-Apr-24
36 HAMPSHIRE BOULEVARD LENEVA VIC 3691	\$740,000	12-Jul-23
4 DEMPSTER PLACE LENEVA VIC 3691	\$785,000	09-Jul-24

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: 11 July 2024

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9 HEILMANN PLACE LENEVA VIC 3691

Sold Price ^{RS} **\$755,000** ^{UN} Sold Date **29-Apr-24**
Distance **0.12km**

4 2 -



36 HAMPSHIRE BOULEVARD LENEVA VIC 3691

Sold Price **\$740,000** Sold Date **12-Jul-23**
Distance **0.4km**

4 2 2



4 DEMPSTER PLACE LENEVA VIC 3691

Sold Price ^{RS} **\$785,000** Sold Date **09-Jul-24**
Distance **0.34km**

4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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