# 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

#### 46 HAMPSHIRE BOULEVARD 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	\$749,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$220,000	Property type		Land		Suburb	Leneva
Period-from	01 Apr 2024	to	31 Mar 2	2025	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
139 STREETS ROAD LENEVA VIC 3691	\$740,000	19-Nov-24
48 HAMPSHIRE BOULEVARD LENEVA VIC 3691	\$722,000	20-Dec-24
8 RIDLEY AVENUE LENEVA VIC 3691	\$742,000	13-Jan-25

#### 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: 07 April 2025



consumer.vic.gov.au

Tiago Neves

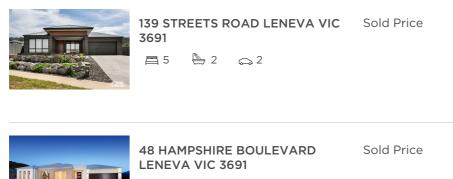
- P 0466234548
- M 0466234548

E tiago.neves@obrienrealestate.com.au

\$740,000 Sold Date 19-Nov-24

Distance

0.22km



		1PSHIRE A VIC 3	E BOULEVARD 691	Sold Price	<sup>rs</sup> \$722,000	Sold Date	20-Dec-24
Powelogic	<b>4</b>	2	<b>⇔</b> -			Distance	0.01km

	8 RIDLEY AVENUE LENEVA VIC 3691			Sold Price	<sup>RS</sup> \$742,000	Sold Date	13-Jan-25
	圔 4	2	⇔ <sup>2</sup>			Distance	1.39km

RS = Recent sale UN = Undisclosed Sale

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