

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

22 POUND ROAD LENEVA VIC 3691

Address

Including suburb and postcode

Indicative selling price

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

or range
Single
between

\$619,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,500

Property type

House

Suburb

Leneva

Period-from

01 Aug 2023

to

31 Jul 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
LOT 2 POUND ROAD LENEVA VIC 3691	\$619,000	31-Jan-24
3 MORTIMER TERRACE LENEVA VIC 3691	\$595,000	26-Feb-24
46 BADCOE AVENUE WODONGA VIC 3690	\$625,000	21-Feb-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: 01 August 2024

**LOT 2 POUND ROAD LENEVA VIC 3691**

3 - -

Sold Price

\$619,000

Sold Date

31-Jan-24

Distance

0.01km**3 MORTIMER TERRACE LENEVA VIC 3691**

3 2 2

Sold Price

\$595,000

Sold Date

26-Feb-24

Distance

1.5km**46 BADCOE AVENUE WODONGA VIC 3690**

3 2 2

Sold Price

\$625,000

Sold Date

21-Feb-24

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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