



Statement of Information

5 QUEENSBERRY ROAD, LENEVA, VIC 3691

PREPARED BY JAKE SPARGO, PRD ALBURY-WODONGA, PHONE: 0475 689 702



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 QUEENSBERRY ROAD, LENEVA, VIC







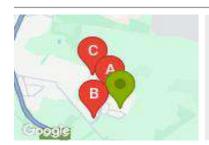
Indicative Selling Price

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

Single Price: \$679,000

Provided by: Jake Spargo, PRD Albury-Wodonga

MEDIAN SALE PRICE



LENEVA, VIC, 3691

Suburb Median Sale Price (House)

\$675,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



136 STREETS RD, LENEVA, VIC 3691







Sale Price

*\$750,000

Sale Date: 31/07/2024

Distance from Property: 250m





65 FIRMSTONE RD, LENEVA, VIC 3691







Sale Price

\$680,000

Sale Date: 15/08/2024

Distance from Property: 379m





7 EDMUNDS PL, LENEVA, VIC 3691







Sale Price

\$700,000

Sale Date: 30/08/2024

Distance from Property: 617m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	5 QUEENSBERRY ROAD, LENEVA, VIC 3691
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Indicative selling price

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\$679,000

Median sale price

Median price	\$675,000	Property type	House	Suburb	LENEVA
Period	01 October 2023 to 30 September 2024		Source	t	oricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
136 STREETS RD, LENEVA, VIC 3691	*\$750,000	31/07/2024
65 FIRMSTONE RD, LENEVA, VIC 3691	\$680,000	15/08/2024
7 EDMUNDS PL, LENEVA, VIC 3691	\$700,000	30/08/2024

This Statement of Information was prepared on:

02/12/2024

