

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

17 MCSWINEY COURT 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Leneva

Period-from

01 Sep 2021

to

31 Aug 2022

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

4 RIX MEWS LENEVA VIC 3691	\$810,000	22-Jul-22
7 VINING COURT WODONGA VIC 3690	\$760,000	03-Jul-22
33 HARKIN AVENUE WODONGA VIC 3690	\$725,000	01-Jul-22

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 September 2022


4 RIX MEWS LENEVA VIC 3691

Sold Price

^{RS}
\$810,000

Sold Date

22-Jul-22


4



2



2

Distance

0.6km

7 VINING COURT WODONGA VIC 3690

Sold Price

^{RS}
\$760,000
^{UN}

Sold Date

03-Jul-22


4



2



2

Distance

1.44km

33 HARKIN AVENUE WODONGA VIC 3690

Sold Price

\$725,000

Sold Date

01-Jul-22


4



2



2

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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