

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

14A DEMPSTER 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Leneva

Period-from

01 Jan 2022

to

31 Dec 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

17 MCSWINEY COURT LENEVA VIC 3691	\$789,000	28-Sep-22
8 MCSWINEY COURT LENEVA VIC 3691	\$870,000	14-Apr-22
138 STREETS ROAD LENEVA VIC 3691	\$850,000	11-Mar-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: 13 January 2023



17 MCSWINEY COURT LENEVA VIC 3691 Sold Price **\$789,000** Sold Date **28-Sep-22**

 3  2  3

Distance **0.15km**



8 MCSWINEY COURT LENEVA VIC 3691 Sold Price **\$870,000** Sold Date **14-Apr-22**

 4  2  2

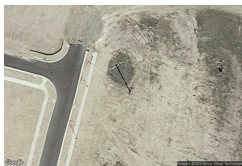
Distance **0.25km**



138 STREETS ROAD LENEVA VIC 3691 Sold Price **\$850,000** Sold Date **11-Mar-22**

 4  2  2

Distance **0.53km**



16 CANON STREET LENEVA VIC 3691 Sold Price **\$800,000** Sold Date **21-Jun-22**

 4  -  -

Distance **0.62km**



10 EDGAR ROAD LENEVA VIC 3691 Sold Price **\$790,000** Sold Date **30-Sep-22**

 4  2  2

Distance **0.77km**



4 RIX MEWS LENEVA VIC 3691 Sold Price **\$810,000** Sold Date **15-Jul-22**

 4  2  2

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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