

## 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

22 CANON STREET LENEVA VIC 3691

### Indicative selling price

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

Single Price

\$845,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Leneva

Period-from

01 Jun 2022

to

31 May 2023

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

138 STREETS ROAD LENEVA VIC 3691	\$850,000	11-Mar-22
8 MCSWINEY COURT LENEVA VIC 3691	\$870,000	14-Apr-22
5 ANGLESEY STREET WODONGA VIC 3690	\$820,000	21-Nov-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.~~

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**138 STREETS ROAD LENEVA VIC 3691**

4 2 2

Sold Price

**\$850,000**

Sold Date

**11-Mar-22**

Distance

**0.08km****8 MCSWINEY COURT LENEVA VIC 3691**

4 2 2

Sold Price

**\$870,000**

Sold Date

**14-Apr-22**

Distance

**0.78km****5 ANGLESEY STREET WODONGA VIC 3690**

4 2 2

Sold Price

**\$820,000**

Sold Date

**21-Nov-22**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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