

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Craig Circuit 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

429000

or range between

\$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 381,500

\*House

X

\*Unit

Suburb  
or locality

Leneva

Period - From

Dec 2016

to

Nov 2017

Source

Core Logic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*

### 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
1 – 23 Dempster Place Leneva	\$432,000	25.09.17
2 – 61 Craig Circuit Leneva	\$458,000	26.09.17
3 – 10 Mortimer Terrace Leneva	\$460,000	13.11.17

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.~~