

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

16 Hampshire Boulevard 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$148,000

Property type

Land

Suburb

Leneva

Period-from

01 Jul 2020

to

30 Jun 2021

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

19 Canon Street Leneva VIC 3691	\$555,000	25-May-21
36 Hampshire Boulevard Leneva VIC 3691	\$615,000	22-Feb-21
24 McSwiney Court Leneva VIC 3691	\$585,000	29-Apr-21

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: 06 July 2021


19 Canon Street Leneva VIC 3691

Sold Price

\$555,000

Sold Date

25-May-21
 4

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Distance

0.17km

36 Hampshire Boulevard Leneva VIC 3691

Sold Price

\$615,000

Sold Date

22-Feb-21
 4

 2

 2

Distance

0.19km

24 McSwiney Court Leneva VIC 3691

Sold Price

^{RS} **\$585,000**

Sold Date

29-Apr-21
 4

 2

 2

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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