



STATEMENT OF INFORMATION

24 MCSWINEY COURT, LENEVA, VIC 3691

PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 MCSWINEY COURT, LENEVA, VIC

4 2 2

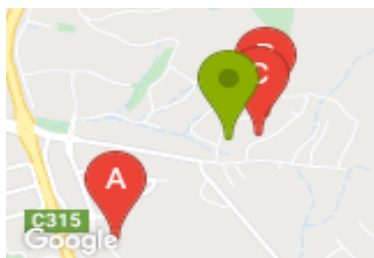
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

Provided by: Jamie Maynard, Elders Real Estate Wodonga

MEDIAN SALE PRICE



LENEVA, VIC, 3691

Suburb Median Sale Price (House)

\$487,000

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



35 BREMER AVE, LENEVA, VIC 3691

4 2 2

Sale Price

***\$486,000**

Sale Date: 19/02/2021

Distance from Property: 529m



17 MCSWINEY CRT, LENEVA, VIC 3691

4 2 3

Sale Price

***\$635,000**

Sale Date: 16/01/2021

Distance from Property: 150m



6 DEMPSTER PL, LENEVA, VIC 3691

4 2 2

Sale Price

\$485,000

Sale Date: 17/11/2020

Distance from Property: 100m



This report has been compiled on 05/03/2021 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

24 MCSWINEY COURT, LENEVA, VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$487,000

Property type

House

Suburb

LENEVA

Period

01 January 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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

Price

Date of sale

35 BREMER AVE, LENEVA, VIC 3691	*\$486,000	19/02/2021
17 MCSWINEY CRT, LENEVA, VIC 3691	*\$635,000	16/01/2021
6 DEMPSTER PL, LENEVA, VIC 3691	\$485,000	17/11/2020

This Statement of Information was prepared

05/03/2021