





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 14 CRAIG CIRCUIT, LENEVA, VIC 3691







**Indicative Selling Price** 

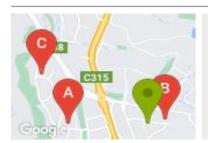
For the meaning of this price see consumer.vic.au/underquoting

\$607,000

Single Price:

Provided by: Kiley Law, Wodonga Real Estate

## **MEDIAN SALE PRICE**



LENEVA, VIC, 3691

**Suburb Median Sale Price (House)** 

\$634,800

01 July 2021 to 30 June 2022

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.



3 HARKIN AVE, WODONGA, VIC 3690







Sale Price

\$627,500

Sale Date: 31/03/2022

Distance from Property: 527m





25 CRAIG CCT, LENEVA, VIC 3691







Sale Price

\$635,000

Sale Date: 25/02/2022

Distance from Property: 124m





32 MEMORIAL DR, WODONGA, VIC 3690







**Sale Price** 

\$591.000

Sale Date: 15/02/2022

Distance from Property: 794m



# 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	14 CRAIG CIRCUIT, LENEVA, VIC 3691
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### Indicative selling price

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Single Price: \$607,000	Single Price:	\$607,000
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### Median sale price

Median price	\$634,800 Property type		House	Suburb	LENEVA
Period	01 July 2021 to 30 June 2022		Source	F	oricefinder

#### 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 property	Price	Date of sale
3 HARKIN AVE, WODONGA, VIC 3690	\$627,500	31/03/2022
25 CRAIG CCT, LENEVA, VIC 3691	\$635,000	25/02/2022
32 MEMORIAL DR, WODONGA, VIC 3690	\$591,000	15/02/2022

This Statement of Information was prepared on:

12/08/2022

