

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

144 BURNHAM ROAD 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Leneva

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

11 POUND ROAD LENEVA VIC 3691	\$292,000	24-Oct-24
7 WAVERLEY ROAD LENEVA VIC 3691	\$279,000	15-May-24
124 BURNHAM ROAD LENEVA VIC 3691	\$300,000	09-Jul-24

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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11 POUND ROAD LENEVA VIC 3691 Sold Price **\$292,000** Sold Date **24-Oct-24**

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Distance **0.25km**



7 WAVERLEY ROAD LENEVA VIC 3691 Sold Price **\$279,000** Sold Date **15-May-24**

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Distance **0.24km**



124 BURNHAM ROAD LENEVA VIC 3691 Sold Price **\$300,000** Sold Date **09-Jul-24**

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Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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