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

47 SOUTHGATE DRIVE 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	\$232,100	Prope	erty type		Land	Suburb	Leneva
Period-from	01 Nov 2022	to	31 Oct 2	2023	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
4 FAIRFAX CLOSE LENEVA VIC 3691	\$272,000	30-Jun-23
21 RIDLEY AVENUE LENEVA VIC 3691	\$250,000	14-Jun-23
17 POUND ROAD LENEVA VIC 3691	\$260,000	25-May-23

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: 30 November 2023

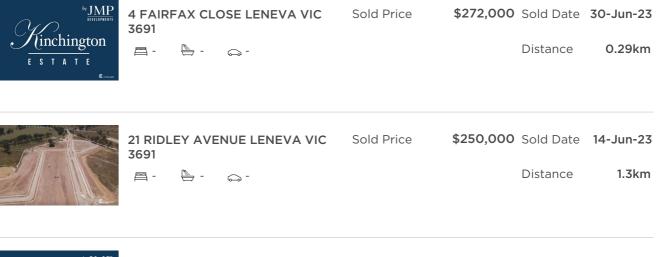


consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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