

## 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

4 RIX MEWS LENEVA VIC 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$186,000

Property type

Land

Suburb

Leneva

Period-from

01 Jun 2021

to

31 May 2022

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

12 MCAULIFFE STREET WODONGA VIC 3690	\$789,000	22-Jun-22
9 SANCTUARY BOULEVARD WODONGA VIC 3690	\$850,000	28-Jan-22
33 SANCTUARY BOULEVARD WODONGA VIC 3690	\$790,000	11-Jan-22

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: 27 June 2022

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**12 MCAULIFFE STREET WODONGA VIC 3690** Sold Price <sup>RS</sup> **\$789,000** Sold Date **22-Jun-22**

4 2 2

Distance -



**9 SANCTUARY BOULEVARD WODONGA VIC 3690** Sold Price **\$850,000** Sold Date **28-Jan-22**

4 2 2

Distance -



**33 SANCTUARY BOULEVARD WODONGA VIC 3690** Sold Price **\$790,000** Sold Date **11-Jan-22**

5 2 2

Distance -



**39 GRATWICK VIEW WODONGA VIC 3690** Sold Price **\$845,000** Sold Date **05-Apr-22**

4 2 2

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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