

Statement of Information

24B KITE PLACE, LENEVA, VIC 3691

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24B KITE PLACE, LENEVA, VIC 3691







Indicative Selling Price

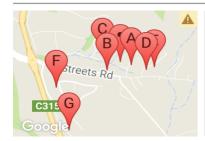
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$449,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



LENEVA, VIC, 3691

Suburb Median Sale Price (Vacant Land)

\$146,750

01 October 2016 to 30 September 2017

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.



24 MCSWINEY CRT, LENEVA, VIC 3691







Sale Price

\$455,000

Sale Date: 23/01/2017

Distance from Property: 76m





47 STREETS RD, WODONGA, VIC 3690







Sale Price

*\$454,000

Sale Date: 17/07/2017

Distance from Property: 108m





15 BLUE BONNET WAY, WODONGA, VIC 3690 🛚 🖴 4







Sale Price

\$455,000

Sale Date: 06/02/2017

Distance from Property: 130m







23 DEMPSTER PL, LENEVA, VIC 3691 4 2 2 2 2 2







Sale Price

*\$432,000

Sale Date: 15/09/2017

Distance from Property: 182m





21 DEMPSTER PL, LENEVA, VIC 3691







Sale Price

*\$418,000

Sale Date: 14/09/2017







16 BREMER AVE, LENEVA, VIC 3691







Sale Price

*\$408,000

Sale Date: 09/06/2017

Distance from Property: 468m





21 MORTIMER TCE, LENEVA, VIC 3691









Sale Price

*\$407,500

Sale Date: 03/07/2017

Distance from Property: 606m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 24B KITE PLACE, LENEVA, VIC 3691 |
|---|----------------------------------|
|---|----------------------------------|

Indicative selling price

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

| Single Price: | \$449,000 |
|---------------|-----------|
| | |

Median sale price

| Median price | \$146,750 | House | Unit | Suburb | LENEVA |
|--------------|--------------------------------------|-------|--------|--------|------------|
| Period | 01 October 2016 to 30 September 2017 | | Source | p | ricefinder |

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 |
|---------------------------------------|------------|--------------|
| 24 MCSWINEY CRT, LENEVA, VIC 3691 | \$455,000 | 23/01/2017 |
| 47 STREETS RD, WODONGA, VIC 3690 | *\$454,000 | 17/07/2017 |
| 15 BLUE BONNET WAY, WODONGA, VIC 3690 | \$455,000 | 06/02/2017 |
| 23 DEMPSTER PL, LENEVA, VIC 3691 | *\$432,000 | 15/09/2017 |



| 21 DEMPSTER PL, LENEVA, VIC 3691 | *\$418,000 | 14/09/2017 |
|-----------------------------------|------------|------------|
| 16 BREMER AVE, LENEVA, VIC 3691 | *\$408,000 | 09/06/2017 |
| 21 MORTIMER TCE, LENEVA, VIC 3691 | *\$407,500 | 03/07/2017 |

