

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CRAIG CIRCUIT, LENEVA, VIC 3691







Indicative Selling Price

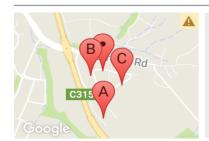
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

370,000 to 400,000

Provided by: Tara Cobbe, First National Bonnici & Associates

MEDIAN SALE PRICE



LENEVA, VIC, 3691

Suburb Median Sale Price (House)

\$374,000

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.



21 MORTIMER TCE, LENEVA, VIC 3691







Sale Price

*\$407,500

Sale Date: 03/07/2017

Distance from Property: 343m





16 BREMER AVE, LENEVA, VIC 3691







Sale Price

*\$408,000

Sale Date: 09/06/2017

Distance from Property: 86m





49 CRAIG CCT, LENEVA, VIC 3691







Sale Price

\$400.000

Sale Date: 06/06/2017

Distance from Property: 162m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 CRAIG CIRCUIT, LENEVA, VIC 3691
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Indicative selling price

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

Price Range: 370,000 to 400,000

Median sale price

Median price	\$374,000	House X	Unit	Suburb	LENEVA
Period	01 October 2016 to 30 September 2017		Source		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
21 MORTIMER TCE, LENEVA, VIC 3691	*\$407,500	03/07/2017
16 BREMER AVE, LENEVA, VIC 3691	*\$408,000	09/06/2017
49 CRAIG CCT, LENEVA, VIC 3691	\$400,000	06/06/2017

