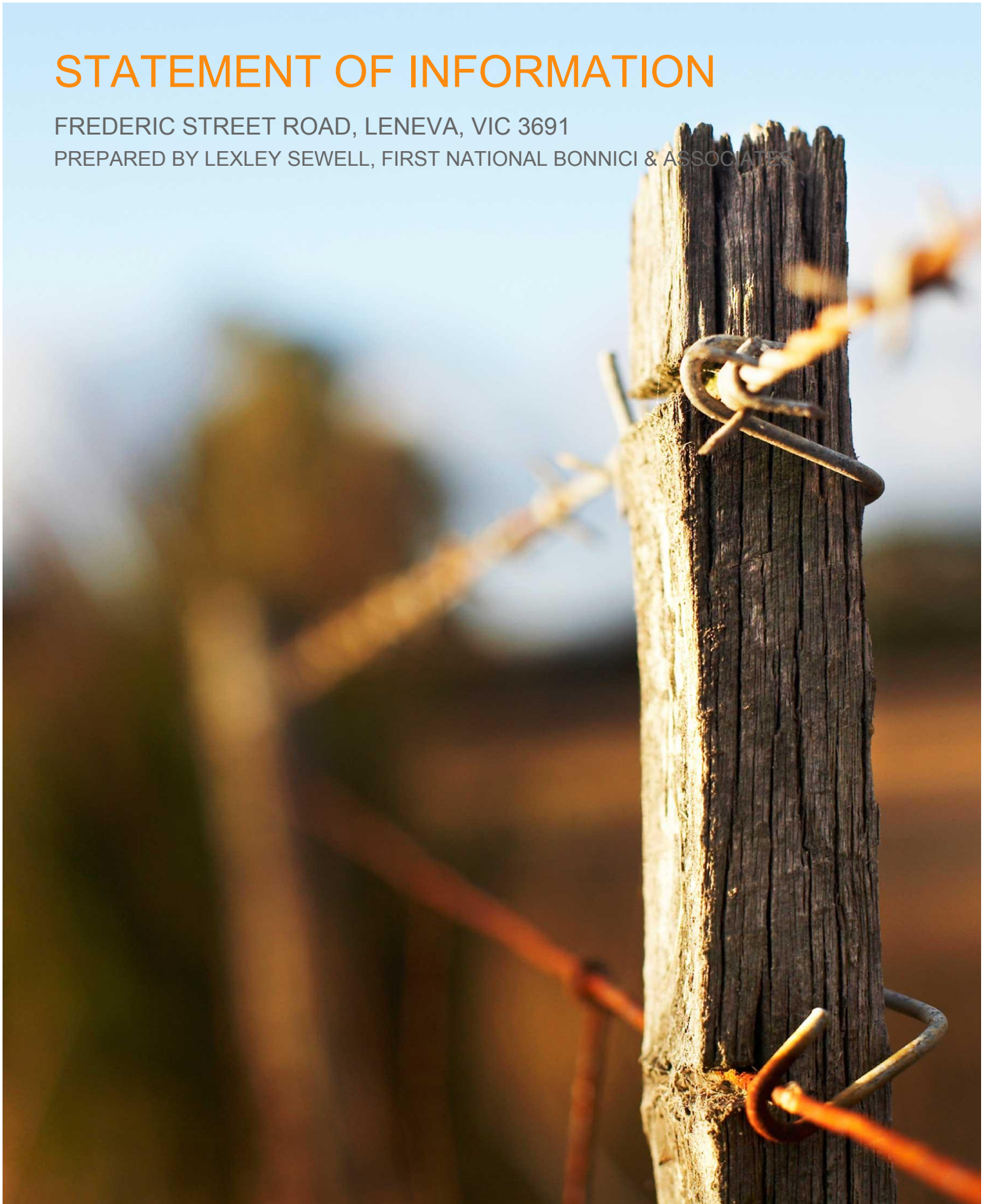


STATEMENT OF INFORMATION

FREDERIC STREET ROAD, LENEVA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES

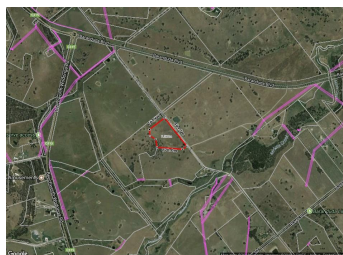


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



FREDERIC STREET ROAD, LENEVA, VIC



Indicative Selling Price

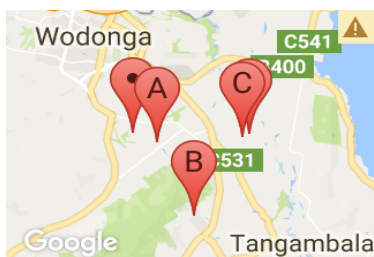
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

450,000 to 480,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



Suburb Median Sale Price (Vacant Land)

\$139,000

01 April 2017 to 31 March 2018

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.



BOYES RD, BARANDUDA, VIC 3691



Sale Price

\$850,001

Sale Date: 18/03/2016

Distance from Property: 1.4km



15 ELLERSLIE CRT, STAGHORN FLAT, VIC 3691



Sale Price

\$285,000

Sale Date: 18/07/2017

Distance from Property: 5.8km



525 WHYTES RD, BARANDUDA, VIC 3691



Sale Price

\$320,000

Sale Date: 24/11/2016

Distance from Property: 5.8km



This report has been compiled on 06/06/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5 BULLINGTON WAY, BARANDUDA, VIC 3691



Sale Price

\$327,500

Sale Date: 22/07/2016

Distance from Property: 6.2km



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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

FREDERIC STREET ROAD, LENEVA, VIC 3691

Indicative selling price

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

Price Range:

450,000 to 480,000

Median sale price

Median price

\$139,000

House

Unit


Suburb

LENEVA

Period

01 April 2017 to 31 March 2018

Source



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
BOYES RD, BARANDUDA, VIC 3691	\$850,001	18/03/2016
15 ELLERSLIE CRT, STAGHORN FLAT, VIC 3691	\$285,000	18/07/2017
525 WHYTES RD, BARANDUDA, VIC 3691	\$320,000	24/11/2016
5 BULLINGTON WAY, BARANDUDA, VIC 3691	\$327,500	22/07/2016