



Bonnici &
Associates



STATEMENT OF INFORMATION

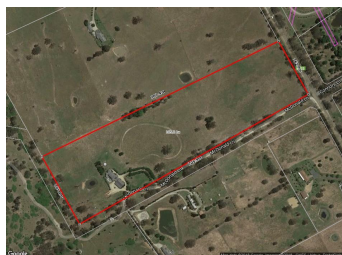
52 MCDONALD LANE, KIEWA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 MCDONALD LANE, KIEWA, VIC 3691

4 3 10

Indicative Selling Price

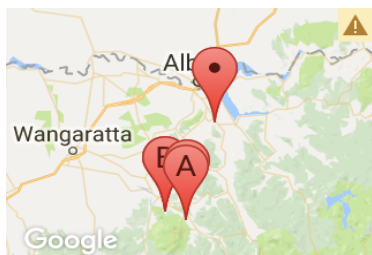
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

1,380,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



KIEWA, VIC, 3691

Suburb Median Sale Price (House)

\$427,500

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.



280 HUGHES LANE, EUROBIN, VIC 3739

4 2 3

Sale Price

\$1,160,000

Sale Date: 08/05/2017

Distance from Property: 48km



782 BUFFALO CREEK RD, MYRTLEFORD, VIC

4 2 2

Sale Price

****\$1,100,000**

Sale Date: 10/07/2017

Distance from Property: 47km



6132 GREAT ALPINE RD, EUROBIN, VIC 3739

3 3 3

Sale Price

\$1,230,000

Sale Date: 15/02/2017

Distance from Property: 45km



This report has been compiled on 16/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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175 BUFFALO CREEK RD, MYRTLEFORD, VIC

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Sale Price

\$1,100,000

Sale Date: 19/06/2017

Distance from Property: 47km



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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

52 MCDONALD LANE, KIEWA, VIC 3691

Indicative selling price

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

Single Price:

1,380,000

Median sale price

Median price

\$427,500

House

X

Unit


Suburb

KIEWA

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
280 HUGHES LANE, EUROBIN, VIC 3739	\$1,160,000	08/05/2017
782 BUFFALO CREEK RD, MYRTLEFORD, VIC 3737	**\$1,100,000	10/07/2017
6132 GREAT ALPINE RD, EUROBIN, VIC 3739	\$1,230,000	15/02/2017
175 BUFFALO CREEK RD, MYRTLEFORD, VIC 3737	\$1,100,000	19/06/2017