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REAL ESTATE

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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

4 2 2

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

4 2 2

Sale Price

\$455,000

Sale Date: 23/01/2017

Distance from Property: 76m



47 STREETS RD, WODONGA, VIC 3690

3 2 2

Sale Price

***\$454,000**

Sale Date: 17/07/2017

Distance from Property: 108m



15 BLUE BONNET WAY, WODONGA, VIC 3690

4 2 2

Sale Price

\$455,000

Sale Date: 06/02/2017

Distance from Property: 130m



This report has been compiled on 12/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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23 DEMPSTER PL, LENEVA, VIC 3691

4 2 2

Sale Price

***\$432,000**

Sale Date: 15/09/2017

Distance from Property: 182m



21 DEMPSTER PL, LENEVA, VIC 3691

4 2 2

Sale Price

***\$418,000**

Sale Date: 14/09/2017

Distance from Property: 228m



16 BREMER AVE, LENEVA, VIC 3691

4 2 3

Sale Price

***\$408,000**

Sale Date: 09/06/2017

Distance from Property: 468m



21 MORTIMER TCE, LENEVA, VIC 3691

4 2 2

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

Property offered for sale

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

pricfinder

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