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Statement of Information

4 DWYER AVENUE, LENEVA, VIC 3691

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 DWYER AVENUE, LENEVA, VIC 3691

3 2 2

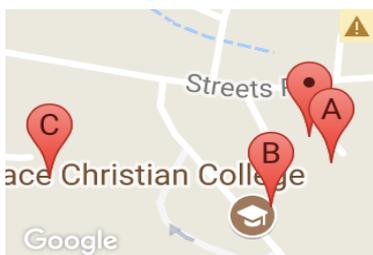
Indicative Selling Price

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

Single Price: **\$399,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



LENEVA, VIC, 3691

Suburb Median Sale Price (House)

\$400,000

01 January 2017 to 31 December 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.



8 DWYER AVE, LENEVA, VIC 3691

4 2 2

Sale Price

***\$385,000**

Sale Date: 11/12/2017

Distance from Property: 30m



11 KINCHINGTON RD, LENEVA, VIC 3691

3 2 2

Sale Price

\$390,000

Sale Date: 21/12/2017

Distance from Property: 71m



5 PEM COVE, LENEVA, VIC 3691

3 - -

Sale Price

\$395,000

Sale Date: 30/11/2017

Distance from Property: 219m



This report has been compiled on 26/03/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

4 DWYER AVENUE, LENEVA, VIC 3691

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

LENEVA

Period

01 January 2017 to 31 December 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
8 DWYER AVE, LENEVA, VIC 3691	*\$385,000	11/12/2017
11 KINCHINGTON RD, LENEVA, VIC 3691	\$390,000	21/12/2017
5 PEM COVE, LENEVA, VIC 3691	\$395,000	30/11/2017