



Bonnici &  
Associates



## STATEMENT OF INFORMATION

1420 KIEWA VALLEY HIGHWAY, KIEWA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1420 KIEWA VALLEY HIGHWAY, KIEWA,**

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$279,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



**KIEWA, VIC, 3691**

Suburb Median Sale Price (House)

**\$455,000**

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.



**5 KIEWA VALLEY CRT, TANGAMBALANGA,**

3 2 2

Sale Price

**\*\$285,000**

Sale Date: 09/02/2018

Distance from Property: 2.9km



**48 KIEWA EAST RD, TANGAMBALANGA,**

3 1 6

Sale Price

**\$265,000**

Sale Date: 09/03/2017

Distance from Property: 2.2km



**25 HUON-KIEWA RD, TANGAMBALANGA,**

3 2 4

Sale Price

**\$286,000**

Sale Date: 20/04/2017

Distance from Property: 2.9km



This report has been compiled on 10/04/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

1420 KIEWA VALLEY HIGHWAY, KIEWA, VIC 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$279,000

### Median sale price

Median price

\$455,000

House

X

Unit

Suburb

KIEWA

Period

01 April 2017 to 31 March 2018

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
5 KIEWA VALLEY CRT, TANGAMBALANGA, VIC 3691	*\$285,000	09/02/2018
48 KIEWA EAST RD, TANGAMBALANGA, VIC 3691	\$265,000	09/03/2017
25 HUON-KIEWA RD, TANGAMBALANGA, VIC 3691	\$286,000	20/04/2017