



Bonnici &  
Associates



## STATEMENT OF INFORMATION

1/1, LENEVA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



, LENEVA, VIC 3691  4  2  3

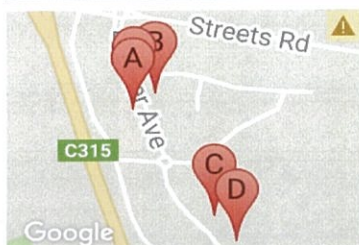
### Indicative Selling Price

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

Single Price: **\$390,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE




**LENEVA, VIC, 3691**

Suburb Median Sale Price (House)

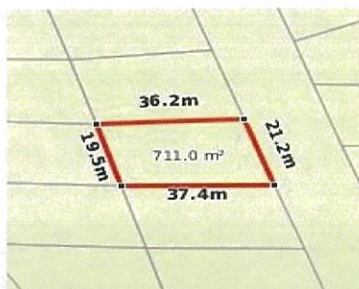
**\$408,750**

01 April 2017 to 31 March 2018

Provided by: 

## 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.



**18 BREMER AVE, LENEVA, VIC 3691**

 4  -  -

Sale Price

**\$382,000**

Sale Date: 14/12/2017

Distance from Property: 19m



**13 BREMER AVE, LENEVA, VIC 3691**

 4  2  2

Sale Price

**\$365,000**

Sale Date: 13/01/2017

Distance from Property: 38m



**19 BREMER AVE, WODONGA, VIC 3690**

 4  2  2

Sale Price

**\*\$410,000**

Sale Date: 22/08/2017

Distance from Property: 154m

This report has been compiled on 07/05/2018 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.





59 STREETS RD, WODONGA, VIC 3690

4 2 2

Sale Price

**\*\$391,500**

Sale Date: 20/10/2017

Distance from Property: 209m



37 BREMER AVE, LENEVA, VIC 3691

4 2 2

Sale Price

**\$400,000**

Sale Date: 06/03/2017

Distance from Property: 263m



43 BREMER AVE, LENEVA, VIC 3691

4 2 2

Sale Price

**\$400,000**

Sale Date: 12/10/2017

Distance from Property: 324m





## 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

, LENEVA, 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: \$390,000

### Median sale price

Median price

\$408,750

House

☒

Unit

Suburb

LENEVA

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

### 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
18 BREMER AVE, LENEVA, VIC 3691	\$382,000	14/12/2017
13 BREMER AVE, LENEVA, VIC 3691	\$365,000	13/01/2017
19 BREMER AVE, WODONGA, VIC 3690	*\$410,000	22/08/2017
59 STREETS RD, WODONGA, VIC 3690	*\$391,500	20/10/2017



37 BREMER AVE, LENEVA, VIC 3691	\$400,000	06/03/2017
43 BREMER AVE, LENEVA, VIC 3691	\$400,000	12/10/2017



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----