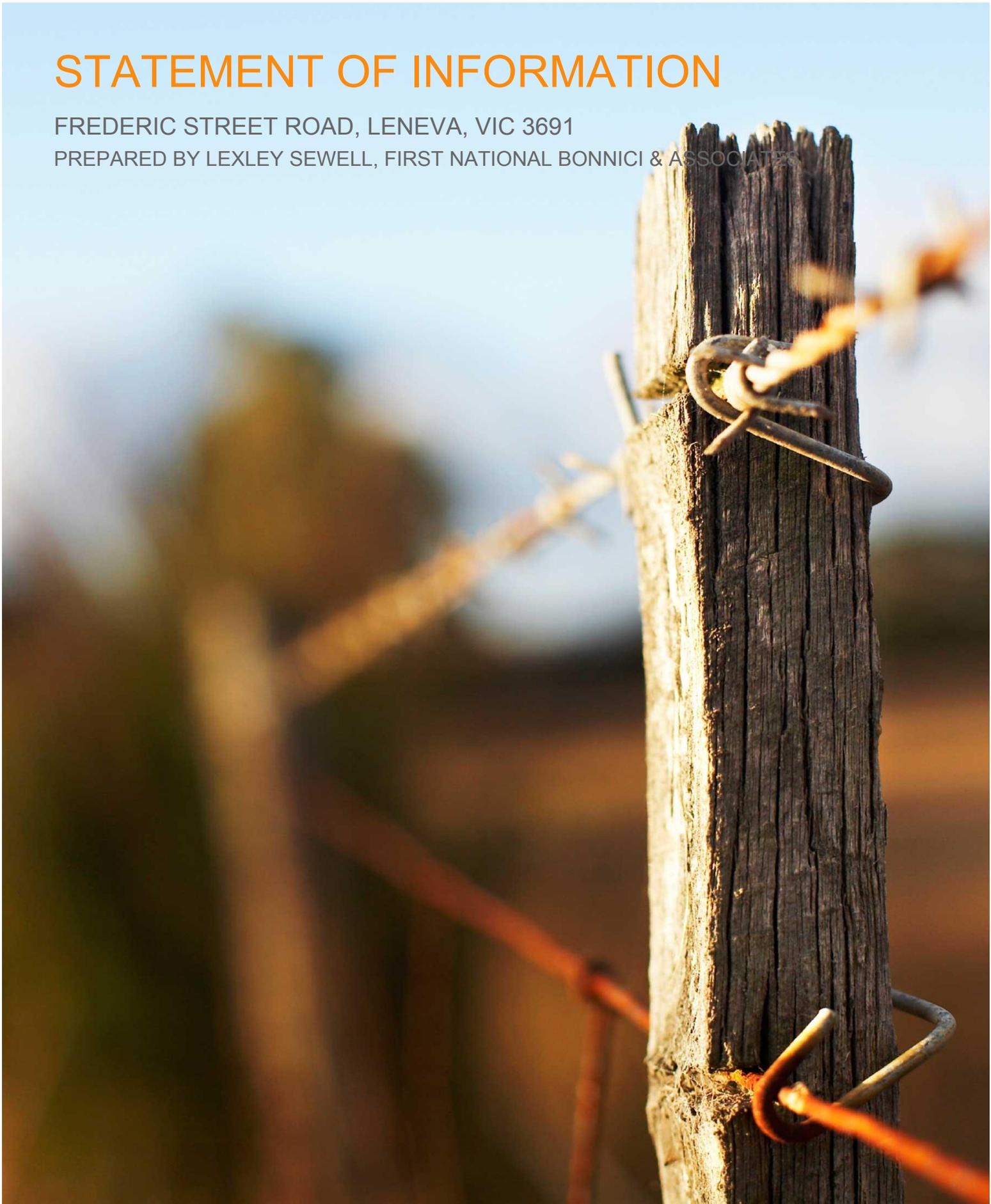


# STATEMENT OF INFORMATION

FREDERIC STREET ROAD, LENEVA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### FREDERIC STREET ROAD, LENEVA, VIC



#### Indicative Selling Price

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

Price Range: **450,000 to 480,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



#### Suburb Median Sale Price (Vacant Land)

**\$139,000**

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.



### BOYES RD, BARANDUDA, VIC 3691



#### Sale Price

**\$850,001**

Sale Date: 18/03/2016

Distance from Property: 1.4km



### 15 ELLERSLIE CRT, STAGHORN FLAT, VIC 3691



#### Sale Price

**\$285,000**

Sale Date: 18/07/2017

Distance from Property: 5.8km



### 525 WHYTES RD, BARANDUDA, VIC 3691



#### Sale Price

**\$320,000**

Sale Date: 24/11/2016

Distance from Property: 5.8km



This report has been compiled on 06/06/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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5 BULLINGTON WAY, BARANDUDA, VIC 3691



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Sale Price

**\$327,500**

Sale Date: 22/07/2016

Distance from Property: 6.2km



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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

FREDERIC STREET ROAD, LENEVA, VIC 3691

### Indicative selling price

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

Price Range: 450,000 to 480,000

### Median sale price

Median price \$139,000

House

Unit

Suburb

LENEVA

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
BOYES RD, BARANDUDA, VIC 3691	\$850,001	18/03/2016
15 ELLERSLIE CRT, STAGHORN FLAT, VIC 3691	\$285,000	18/07/2017
525 WHYTES RD, BARANDUDA, VIC 3691	\$320,000	24/11/2016
5 BULLINGTON WAY, BARANDUDA, VIC 3691	\$327,500	22/07/2016