



Bonnici &  
Associates



## **STATEMENT OF INFORMATION**

11 KINCHINGTON ROAD, LENEVA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 KINCHINGTON ROAD, LENEVA, VIC**

3 2 2

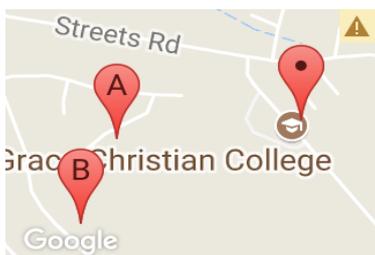
### Indicative Selling Price

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

Single Price: **\$409,000**

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**LENEVA, VIC, 3691**

Suburb Median Sale Price (House)

**\$374,000**

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.



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

4 2 2

Sale Price

**\*\$410,000**

Sale Date: 22/08/2017

Distance from Property: 557m



**49 CRAIG CCT, LENEVA, VIC 3691**

4 2 4

Sale Price

**\$400,000**

Sale Date: 06/06/2017

Distance from Property: 309m



**37 BREMER AVE, LENEVA, VIC 3691**

4 2 2

Sale Price

**\$400,000**

Sale Date: 06/03/2017

Distance from Property: 412m

This report has been compiled on 19/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

11 KINCHINGTON 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)

Single Price:

\$409,000

### Median sale price

Median price

\$374,000

House

Unit

Suburb

LENEVA

Period

01 October 2016 to 30 September 2017

Source



### 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
19 BREMER AVE, WODONGA, VIC 3690	*\$410,000	22/08/2017
49 CRAIG CCT, LENEVA, VIC 3691	\$400,000	06/06/2017
37 BREMER AVE, LENEVA, VIC 3691	\$400,000	06/03/2017