

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 MUSTANG CIRCUIT BONNIE BROOK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,950

Property type

House

Suburb

Bonnie Brook

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

15 BROWN STREET BONNIE BROOK VIC 3335

\$730,000

30-Nov-22

13 FAULKS STREET BONNIE BROOK VIC 3335

\$905,000

04-Nov-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 May 2024



**15 BROWN STREET BONNIE  
BROOK VIC 3335**

 4  2  2

Sold Price

**\$730,000**

Sold Date

**30-Nov-22**

Distance

**0.1km**



**13 FAULKS STREET BONNIE  
BROOK VIC 3335**

 5  3  2

Sold Price

**\$905,000**

Sold Date

**04-Nov-23**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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