

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77 JAMES STREET, BONNIE DOON, VIC

 3  1  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$395,000

Provided by: Sales Team, John Canavan First National

MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (House)

\$365,000

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.



84 JAMES ST, BONNIE DOON, VIC 3720

 3  -  -

Sale Price

\$550,000

Sale Date: 14/04/2017

Distance from Property: 80m



48 JAMES ST, BONNIE DOON, VIC 3720

 3  -  -

Sale Price

\$575,000

Sale Date: 23/12/2016

Distance from Property: 302m



11 DAWN CRES, BONNIE DOON, VIC 3720

 3  1  2

Sale Price

\$385,000

Sale Date: 22/12/2016

Distance from Property: 1.2km



This report has been compiled on 05/04/2018 by John Canavan First National. Property Data Solutions Pty Ltd 2018 - 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

77 JAMES STREET, BONNIE DOON, VIC 3720

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$395,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

BONNIE DOON

Period

01 April 2017 to 31 March 2018

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
84 JAMES ST, BONNIE DOON, VIC 3720	\$550,000	14/04/2017
48 JAMES ST, BONNIE DOON, VIC 3720	\$575,000	23/12/2016
11 DAWN CRES, BONNIE DOON, VIC 3720	\$385,000	22/12/2016