Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	29 Bonnie Doone Street, Briar Hill Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$965,000	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6 St Clems St ST HELENA 3088	\$1,250,000	19/12/2024
2	2 Wakefield CI ELTHAM NORTH 3095	\$1,250,000	21/11/2024
3	15 Perrumba St GREENSBOROUGH 3088	\$1,258,000	06/09/2024

OR

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

This Statement of Information was prepared on:	30/01/2025 13:57





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2024: \$965,000

Comparable Properties



6 St Clems St ST HELENA 3088 (REI)

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Price: \$1,250,000 **Method:** Private Sale **Date:** 19/12/2024

Property Type: House (Res) **Land Size:** 785 sqm approx

Agent Comments



2 Wakefield CI ELTHAM NORTH 3095 (REI/VG)

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Agent Comments

Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 1032 sqm approx



15 Perrumba St GREENSBOROUGH 3088 (REI/VG)

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Price: \$1,258,000 Method: Private Sale Date: 06/09/2024 Property Type: House

Land Size: 785 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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