

# 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

29 Bonnie Doone Street, Briar Hill Vic 3088

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$965,000 Property 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	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 comparable properties 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



 4    2    3

**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)**

**Agent Comments**

 4    2    3

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 19/12/2024

**Property Type:** House (Res)

**Land Size:** 785 sqm approx



**2 Wakefield CI ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 4    2    2

**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)**

**Agent Comments**

 4    2    3

**Price:** \$1,258,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** House

**Land Size:** 785 sqm approx