

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

49 GIBSONS CIRCUIT BONNIE BROOK VIC 3335

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,050

Property type

House

Suburb

Bonnie Brook

Period-from

01 Mar 2024

to

1 Sept 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
3 AJAX WAY BONNIE BROOK VIC 3335	\$570,000	28-Aug-24
9 OPERA BOULEVARD BONNIE BROOK VIC 3335	\$582,500	11-Jul-24
22 HARLEQUIN AVENUE DEANSIDE VIC 3336	\$599,999	27-Jun-24

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: 19 September 2024