



STATEMENT OF INFORMATION

4 PHILLIP STREET, BONNIE DOON, VIC 3720

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PHILLIP STREET, BONNIE DOON, VIC

 3  1  3

Indicative Selling Price

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

Price Range:

\$280,000 to \$308,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (House)

\$340,000

01 July 2016 to 30 June 2017

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.



5 DAWN CRES, BONNIE DOON, VIC 3720

 3  2  3

Sale Price

\$515,000

Sale Date: 21/11/2016

Distance from Property: 2.2km



6 WARRINGA RD, BONNIE DOON, VIC 3720

 3  1  3

Sale Price

\$280,000

Sale Date: 30/09/2016

Distance from Property: 2.3km



3 KITCHEN ST, BONNIE DOON, VIC 3720

 3  1  3

Sale Price

\$290,000

Sale Date: 13/08/2016

Distance from Property: 71m



This report has been compiled on 27/09/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - 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

4 PHILLIP STREET, BONNIE DOON, VIC 3720

Indicative selling price

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Price Range:

\$280,000 to \$308,000

Median sale price

Median price

\$340,000

House

X

Unit


Suburb

BONNIE DOON

Period

01 July 2016 to 30 June 2017

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
5 DAWN CRES, BONNIE DOON, VIC 3720	\$515,000	21/11/2016
6 WARRINGA RD, BONNIE DOON, VIC 3720	\$280,000	30/09/2016
3 KITCHEN ST, BONNIE DOON, VIC 3720	\$290,000	13/08/2016