



STATEMENT OF INFORMATION

3 CHANRO COURT, BONNIE DOON, VIC 3720

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



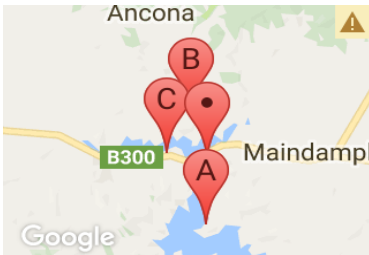
3 CHANRO COURT, BONNIE DOON, VIC

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$349,000**

MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (House)

\$350,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



428 HUTCHINSONS RD, BONNIE DOON, VIC

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Sale Price

\$350,000

Sale Date: 27/06/2017

Distance from Property: 3.9km



22 KIERNANS RD, BONNIE DOON, VIC 3720

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Sale Price

\$252,000

Sale Date: 13/05/2017

Distance from Property: 2.8km



2 YOUNG ST, BONNIE DOON, VIC 3720

3
 1
 2

Sale Price

\$255,000

Sale Date: 06/05/2017

Distance from Property: 2.2km



This report has been compiled on 25/08/2017 by Mansfield Real Estate. 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

3 CHANRO COURT, BONNIE DOON, VIC 3720

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$350,000

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
428 HUTCHINSONS RD, BONNIE DOON, VIC 3720	\$350,000	27/06/2017
22 KIERNANS RD, BONNIE DOON, VIC 3720	\$252,000	13/05/2017
2 YOUNG ST, BONNIE DOON, VIC 3720	\$255,000	06/05/2017