

STATEMENT OF INFORMATION

19 SETTLERS 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



19 SETTLERS COURT, BONNIE DOON, VIC 🕮 3 🕒 1 😓 2







Indicative Selling Price

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

Single Price:

\$435,000

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.



4 WILSON ST, BONNIE DOON, VIC 3720







Sale Price

Price Withheld

Sale Date: 21/07/2017

Distance from Property: 1.9km





129 STAR OF THE GLEN RD, BONNIE DOON,







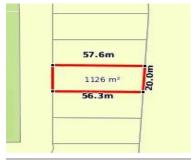
Sale Price

Price Withheld

Sale Date: 07/08/2017

Distance from Property: 5.7km





WILSON ST, BONNIE DOON, VIC 3720







Sale Price

\$95.000

Sale Date: 09/07/2017

Distance from Property: 1.8km



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	19 SETTLERS COURT, BONNIE DOON, VIC 3720
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting $\label{eq:consumer} % \begin{subarray}{ll} \end{subarray} \begin{suba$

Single Price:	\$435,000

Median sale price

Median price	\$350,000	House	Unit	Suburb	BONNIE DOON
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
4 WILSON ST, BONNIE DOON, VIC 3720	Price Withheld	21/07/2017
129 STAR OF THE GLEN RD, BONNIE DOON, VIC 3720	Price Withheld	07/08/2017
WILSON ST, BONNIE DOON, VIC 3720	\$95,000	09/07/2017

