



**MANSFIELD  
REAL ESTATE**

## **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](http://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

2 3 1

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



This report has been compiled on 31/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

19 SETTLERS COURT, BONNIE DOON, VIC 3720

Indicative selling price

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

Single Price:

\$435,000

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
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