



# STATEMENT OF INFORMATION

MAKYBE STREET, BONNIE BROOK, VIC-3335

PREPARED BY GURPREET ANAND, RIGHT KEY REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**MAKYBE STREET, BONNIE BROOK, VIC**



**Indicative Selling Price**

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

**Price Range: \$400,000 to \$430,000**

Provided by: Gurpreet Anand, Right Key Real Estate

## MEDIAN SALE PRICE



**BONNIE BROOK, VIC, 3335**

Suburb Median Sale Price (Vacant Land)

**\$376,000**

01 July 2022 to 30 June 2023

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 ROSEMARY AVE, AINTREE, VIC 3336**



**Sale Price**

**\$545,000**

Sale Date: 07/03/2022

Distance from Property: 1.7km



**38 TROOPER DR, AINTREE, VIC 3336**



**Sale Price**

**\$475,000**

Sale Date: 19/09/2022

Distance from Property: 2km



**10 ALISMA AVE, DEANSIDE, VIC 3336**



**Sale Price**

**\$420,000**

Sale Date: 24/03/2022

Distance from Property: 2.3km



This report has been compiled on 28/07/2023 by Right Key Real Estate. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

MAKYBE STREET, BONNIE BROOK, VIC 3335

### Indicative selling price

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

Price Range: \$400,000 to \$430,000

### Median sale price

Median price \$376,000

Property type

Vacant Land

Suburb

BONNIE BROOK

Period 01 July 2022 to 30 June 2023

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

2 ROSEMARY AVE, AINTREE, VIC 3336	\$545,000	07/03/2022
38 TROOPER DR, AINTREE, VIC 3336	\$475,000	19/09/2022
10 ALISMA AVE, DEANSIDE, VIC 3336	\$420,000	24/03/2022

This Statement of Information was prepared on:

28/07/2023