STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"BONNIE DOON LEISURE HIRE" 1

3 1 2

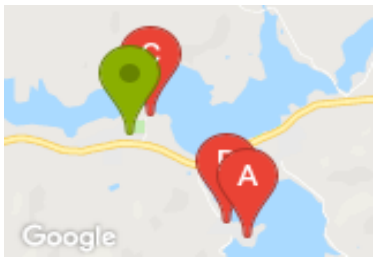
Indicative Selling Price

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

Price Range: **$340,000 to $370,000**

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (House)

$360,000

01 April 2017 to 31 March 2018

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.



23 DAWN CRES, BONNIE DOON, VIC 3720

3 2 2

Sale Price

$350,000

Sale Date: 06/03/2018

Distance from Property: 2.2km

A



3482 MAINTONGOON RD, BONNIE DOON,

3 2 4

Sale Price

$448,000

Sale Date: 09/02/2018

Distance from Property: 1.8km

B



3 DOON CRT, BONNIE DOON, VIC 3720

3 1 2

Sale Price

$355,000

Sale Date: 01/07/2017

Distance from Property: 389m

C

This report has been compiled on 29/06/2018 by District Property Group. Property Data Solutions Pty Ltd 2018 - 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	"BONNIE DOON LEISURE HIRE" 1 ZIMMERMAN AVENUE, BONNIE DOON, VIC

Indicative selling price

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

Price Range:	$340,000 to $370,000

Median sale price

Median price	$360,000	House	X	Unit		Suburb	BONNIE DOON
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

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
23 DAWN CRES, BONNIE DOON, VIC 3720	$350,000	06/03/2018
3482 MAINTONGOON RD, BONNIE DOON, VIC 3720	$448,000	09/02/2018
3 DOON CRT, BONNIE DOON, VIC 3720	$355,000	01/07/2017