

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 GAMUT CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

16 ANNABEL STREET DEANSIDE VIC 3336	\$510,000	07-Mar-24
42 STELLAR ROAD BONNIE BROOK VIC 3335	\$500,000	18-Dec-23
19 SERENGETI DRIVE BONNIE BROOK VIC 3335	\$500,000	01-Nov-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 March 2024



**16 ANNABEL STREET DEANSIDE  
VIC 3336**

 3  2  1

Sold Price

<sup>RS</sup>

**\$510,000**

Sold Date

**07-Mar-24**

Distance

**1.91km**



**42 STELLAR ROAD BONNIE  
BROOK VIC 3335**

 3  2  2

Sold Price

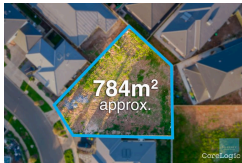
**\$500,000**

Sold Date

**18-Dec-23**

Distance

**0.13km**



**19 SERENGETI DRIVE BONNIE  
BROOK VIC 3335**

 -  -  -

Sold Price

Sold Date

**01-Nov-23**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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