

## 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

10 BANBURY ROAD 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

\$539,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$358,050

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Aug 2023

to

31 Jul 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

20 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$590,000	25-Jun-24
4 MUSTANG CIRCUIT BONNIE BROOK VIC 3335	\$702,500	29-May-24
27 KONARK ROAD BONNIE BROOK VIC 3335	\$564,000	30-Jul-24

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: 27 August 2024

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**20 ASHFORDBY STREET BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price

<sup>RS</sup> **\$590,000** Sold Date **25-Jun-24**Distance **0.43km****4 MUSTANG CIRCUIT BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price

**\$702,500** Sold Date **29-May-24**Distance **0.42km****27 KONARK ROAD BONNIE BROOK  
VIC 3335**

3 2 2

Sold Price

<sup>RS</sup> **\$564,000** Sold Date **30-Jul-24**Distance **0.56km****RS** = Recent sale**UN** = Undisclosed Sale

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