

## 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

21A Bonnie Doone Street Briar Hill VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Other

Suburb

Briar Hill

Period-from

01 Nov 2020

to

31 Oct 2021

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

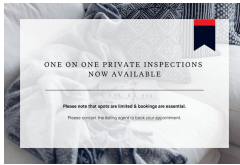
Date of sale

3/6 Graeme Avenue Montmorency VIC 3094	\$850,000	03-Oct-21
13A Baldwin Avenue Montmorency VIC 3094	\$845,000	12-Aug-21
7/22 Rattray Road Montmorency VIC 3094	\$852,000	22-Oct-21

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: 10 November 2021



## 3/6 Graeme Avenue Montmorency VIC 3094

3 2 1

Sold Price

**\$850,000**

Sold Date

**03-Oct-21**

Distance

**0.95km**



## 13A Baldwin Avenue Montmorency VIC 3094

3 2 1

Sold Price

**\$845,000**

Sold Date

**12-Aug-21**

Distance

**1.13km**



## 7/22 Rattray Road Montmorency VIC 3094

3 2 1

Sold Price

<sup>RS</sup> **\$852,000**

Sold Date

**22-Oct-21**

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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