

## 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

29 SURROUND CIRCUIT BONNIE BROOK VIC 3335

### 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

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jan 2024

to

31 Dec 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

3 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$750,000	10-Aug-24
18 WALKER STREET AINTREE VIC 3336	\$750,000	08-Aug-24
7 POTALA AVENUE BONNIE BROOK VIC 3335	\$738,000	08-Aug-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.~~

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**3 OCTAGONAL STREET BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price **\$750,000** Sold Date **10-Aug-24**

Distance **0.19km**



**18 WALKER STREET AINTREE VIC  
3336**

4 2 2

Sold Price

Sold Date **08-Aug-24**

Distance **1.81km**



**7 POTALA AVENUE BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price **\$738,000** Sold Date **08-Aug-24**

Distance **2.22km**

RS = Recent sale      UN = Undisclosed Sale

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