

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

9 OCTAGONAL STREET BONNIE BROOK VIC 3335

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Jul 2023

to

30 Jun 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

9 KNOTTY ROAD BONNIE BROOK VIC 3335	\$390,000	22-Mar-24
55 FIELDS STREET AINTREE VIC 3336	\$456,000	10-Apr-24
30 ANISEED AVENUE AINTREE VIC 3336	\$441,000	14-Feb-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: 30 July 2024



9 KNOTTY ROAD BONNIE BROOK VIC 3335

Sold Price **\$390,000** Sold Date **22-Mar-24**



Distance **0.46km**

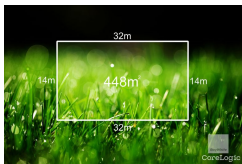


55 FIELDS STREET AINTREE VIC 3336

Sold Price **\$456,000** Sold Date **10-Apr-24**



Distance **1.75km**



30 ANISEED AVENUE AINTREE VIC 3336

Sold Price **\$441,000** Sold Date **14-Feb-24**



Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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