

## 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

5 OCTAGONAL STREET 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Oct 2023

to

30 Sep 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
14 HAFLINGER AVENUE BONNIE BROOK VIC 3335	\$700,000	19-Dec-23
4 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$661,500	24-Jun-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: 01 October 2024



**3 OCTAGONAL STREET BONNIE  
BROOK VIC 3335**

 4  2  2

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

Distance **0.02km**



**14 HAFLINGER AVENUE BONNIE  
BROOK VIC 3335**

 4  2  2

Sold Price **\$700,000** Sold Date **19-Dec-23**

Distance **0.07km**



**4 OCTAGONAL STREET BONNIE  
BROOK VIC 3335**

 3  2  2

Sold Price **\$661,500** Sold Date **24-Jun-24**

Distance **0.04km**



**66 SURROUND CIRCUIT BONNIE  
BROOK VIC 3335**

 4  2  2

Sold Price **\$655,000** Sold Date **14-Dec-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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