

## 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

36 MARCHADOR STREET 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,950

Property type

House

Suburb

Bonnie Brook

Period-from

01 Dec 2023

to

30 Nov 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

8 EXMOOR STREET BONNIE BROOK VIC 3335	\$810,000	05-Sep-24
21 BRUSHWOOD DRIVE AINTREE VIC 3336	\$800,000	07-Oct-24
27 TEDCASTLE DRIVE AINTREE VIC 3336	\$800,000	10-Oct-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: 10 December 2024



**8 EXMOOR STREET BONNIE  
BROOK VIC 3335**

4 2 -

Sold Price **\$810,000** Sold Date **05-Sep-24**

Distance **0.9km**



**21 BRUSHWOOD DRIVE AINTREE  
VIC 3336**

4 3 2

Sold Price **\$800,000** Sold Date **07-Oct-24**

Distance **1.05km**



**27 TEDCASTLE DRIVE AINTREE  
VIC 3336**

5 2 2

Sold Price Sold Date **10-Oct-24**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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