

## 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

13 KONARK ROAD 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Feb 2024

to

31 Jan 2025

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

43 HOMAGE AVENUE FRASER RISE VIC 3336	\$541,500	04-Nov-24
5 HOMAGE AVENUE FRASER RISE VIC 3336	\$542,500	30-Jan-24
3 WELHAM CLOSE BONNIE BROOK VIC 3335	\$549,000	18-Dec-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: 12 February 2025



**43 HOMAGE AVENUE FRASER RISE** Sold Price  
**VIC 3336**

3 2 1

**\$541,500** Sold Date **04-Nov-24**

Distance **0.58km**



**5 HOMAGE AVENUE FRASER RISE** Sold Price  
**VIC 3336**

3 2 1

**\$542,500** Sold Date **30-Jan-24**

Distance **0.59km**



**3 WELHAM CLOSE BONNIE BROOK** Sold Price  
**VIC 3335**

3 2 1

**\$549,000** Sold Date **18-Dec-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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