

## 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

32 FAULKS 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Land

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

7 ARTISTRY WAY BONNIE BROOK VIC 3335	\$310,000	16-Oct-24
41 ANGHOR DRIVE FRASER RISE VIC 3336	\$350,000	04-Oct-24
10 BOBBIN STREET FRASER RISE VIC 3336	\$363,500	05-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.~~

This Statement of Information was prepared on: 16 January 2025



## 7 ARTISTRY WAY BONNIE BROOK VIC 3335

Sold Price

**\$310,000**

Sold Date

**16-Oct-24**

 4  2  -

Distance

**0.93km**



## 41 ANGHOR DRIVE FRASER RISE VIC 3336

Sold Price

<sup>RS</sup> **\$350,000**

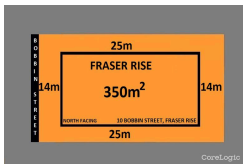
Sold Date

**04-Oct-24**

 -  -  -

Distance

**1.29km**



## 10 BOBBIN STREET FRASER RISE VIC 3336

Sold Price

**\$363,500**

Sold Date

**05-Aug-24**

 4  2  -

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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