

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

3 ASHFORDBY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,450

Property type

Other

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

1 CALIFORNIA WAY BONNIE BROOK VIC 3335	\$780,000	25-Sep-24
31 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$750,000	09-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: 21 February 2025

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E ajones@barryplant.com.au**1 CALIFORNIA WAY BONNIE
BROOK VIC 3335**3  3  2 Sold Price **\$780,000** Sold Date **25-Sep-24**Distance **0.25km****31 NOKOTA CIRCUIT BONNIE
BROOK VIC 3335**4  2  2 Sold Price **\$750,000** Sold Date **09-Dec-24**Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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