



STATEMENT OF INFORMATION

38 BLUEGUM CRESCENT, BONNIE DOON, VIC 3720 PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 BLUEGUM CRESCENT, BONNIE DOON, 🕮 - 🕒 - 😂 -







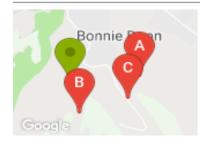
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$185,000

MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (Vacant Land)

\$212,500

01 April 2018 to 31 March 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



32 HILDA CRT, BONNIE DOON, VIC 3720







Sale Price

\$163,500

Sale Date: 03/11/2017

Distance from Property: 913m





6 SARAH CRT, BONNIE DOON, VIC 3720







Sale Price

\$225,000

Sale Date: 19/03/2018

Distance from Property: 448m





754 SONNBERG DR, BONNIE DOON, VIC 3720 🕮 - 🕒 -







Sale Price

\$162,500

Sale Date: 06/06/2018

Distance from Property: 789m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	38 BLUEGUM CRESCENT, BONNIE DOON, VIC 3720
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	\$185,000				

Median sale price

Median price	\$212,500	House	Unit	Suburb	BONNIE DOON	
Period	01 April 2018 to 31 March 2019		Source	р	pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
32 HILDA CRT, BONNIE DOON, VIC 3720	\$163,500	03/11/2017
6 SARAH CRT, BONNIE DOON, VIC 3720	\$225,000	19/03/2018
754 SONNBERG DR, BONNIE DOON, VIC 3720	\$162,500	06/06/2018

