

## 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

35 MALUA ROAD BONNIE BROOK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Nov 2022

to

31 Oct 2023

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

12 FOLD CIRCUIT BONNIE BROOK VIC 3335	\$660,000	30-Apr-23
16 HUNTINGTON AVENUE BONNIE BROOK VIC 3335	\$664,900	24-Feb-23

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: 30 November 2023



**12 FOLD CIRCUIT BONNIE BROOK  
VIC 3335**

Sold Price

**\$660,000**

Sold Date

**30-Apr-23**



4



2



2

Distance

**0.67km**



**16 HUNTINGTON AVENUE BONNIE  
BROOK VIC 3335**

Sold Price

**\$664,900**

Sold Date

**24-Feb-23**



4



2



2

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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