

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

33 GAMUT CRESCENT 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Nov 2023

to

31 Oct 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

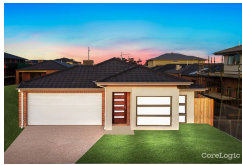
Date of sale

| | | |
|--|-----------|-----------|
| 4 MUSTANG CIRCUIT BONNIE BROOK VIC 3335 | \$702,500 | 29-May-24 |
| 18 AJAX WAY BONNIE BROOK VIC 3335 | \$740,500 | 18-Jun-24 |
| 3 OCTAGONAL STREET BONNIE BROOK VIC 3335 | \$750,000 | 10-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: 13 November 2024



4 MUSTANG CIRCUIT BONNIE BROOK VIC 3335

4 2 2

Sold Price

\$702,500

Sold Date **29-May-24**

Distance

0.62km



18 AJAX WAY BONNIE BROOK VIC 3335

4 2 2

Sold Price

\$740,500

Sold Date **18-Jun-24**

Distance

1.01km



3 OCTAGONAL STREET BONNIE BROOK VIC 3335

4 2 2

Sold Price

\$750,000

Sold Date **10-Aug-24**

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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