

## 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

19 AJAX WAY 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

\$829,000

&

\$879,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

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 GODFREY STREET AINTREE VIC 3336	\$810,000	20-Aug-24
21 AINTREE BOULEVARD AINTREE VIC 3336	\$910,000	25-Oct-24
17 KANGAROO CRESCENT AINTREE VIC 3336	\$805,000	29-May-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: 05 November 2024



**4 GODFREY STREET AINTREE VIC 3336**

Sold Price

**\$810,000**

Sold Date **20-Aug-24**

 4  2  2

Distance **1.19km**



**21 AINTREE BOULEVARD AINTREE VIC 3336**

Sold Price

<sup>RS</sup> **\$910,000**

Sold Date **25-Oct-24**

 4  2  2

Distance **0.71km**



**17 KANGAROO CRESCENT AINTREE VIC 3336**

Sold Price

**\$805,000**

Sold Date **29-May-24**

 4  2  2

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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