

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

10 EWDEN DRIVE 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

\$729,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 May 2022

to

30 Apr 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

49 TEDCASTLE DRIVE AINTREE VIC 3336

\$733,000

09-May-23

15 RECEIVER ROAD AINTREE VIC 3336

\$745,000

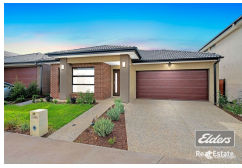
13-Dec-22

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.

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Ned Nikolic
P 03 9746 6000
M 0401 284 479
E nnikolic@barryplant.com.au



**49 TEDCASTLE DRIVE AINTREE
VIC 3336**

 4  2  2

Sold Price

^{RS}

\$733,000

Sold Date **09-May-23**

Distance

0.51km



**15 RECEIVER ROAD AINTREE VIC
3336**

 4  2  2

Sold Price

\$745,000

Sold Date **13-Dec-22**

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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