

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 PHILLIP STREET BONNIE DOON VIC 3720

Indicative selling price

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

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Bonnie Doon

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

25 ARNOT STREET BONNIE DOON VIC 3720	\$580,000	23-Aug-24
6 REDFERN COURT BONNIE DOON VIC 3720	\$620,000	17-Nov-23
4 DAWN CRESCENT BONNIE DOON VIC 3720	\$625,000	15-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**25 ARNOT STREET BONNIE DOON
VIC 3720**

Sold Price

\$580,000

Sold Date

23-Aug-24

3 2 1

Distance

0.45km



**6 REDFERN COURT BONNIE DOON
VIC 3720**

Sold Price

\$620,000

Sold Date

17-Nov-23

3 1 2

Distance

1.99km



**4 DAWN CRESCENT BONNIE
DOON VIC 3720**

Sold Price

\$625,000

Sold Date

15-Aug-23

3 1 2

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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