

STATEMENT OF INFORMATION

42-106 TARLETONS ROAD, BONNIE BROOK, VIC 3335

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42-106 TARLETONS ROAD, BONNIE

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$21,000,000

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



BONNIE BROOK, VIC, 3335

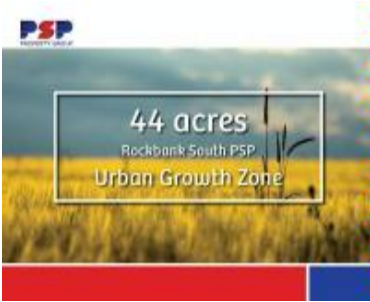
Suburb Median Sale Price (Other)

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



845-879 GREIGS RD, THORNHILL PARK, VIC

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Sale Price \$28,050,000

Sale Date: 16/11/2021

Distance from Property: 7.6km A



35-59 TARLETONS RD, BONNIE BROOK, VIC

- - -

Sale Price \$24,500,000

Sale Date: 19/11/2021

Distance from Property: 309m B



431-461 PAYNES RD, ROCKBANK, VIC 3335

- - -

Sale Price \$24,000,000

Sale Date: 29/06/2021

Distance from Property: 6.3km C

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

42-106 TARLETONS ROAD, BONNIE BROOK, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$21,000,000

Median sale price

Median price

Property type

House

Suburb

BONNIE BROOK

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
845-879 GREIGS RD, THORNHILL PARK, VIC 3335	\$28,050,000	16/11/2021
35-59 TARLETONS RD, BONNIE BROOK, VIC 3335	\$24,500,000	19/11/2021
431-461 PAYNES RD, ROCKBANK, VIC 3335	\$24,000,000	29/06/2021

This Statement of Information was prepared on: 07/11/2024