

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

9 EXMOOR STREET 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Jun 2024

to

31 May 2025

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

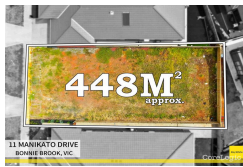
Date of sale

11 MANIKATO DRIVE BONNIE BROOK VIC 3335	\$370,000	08-May-25
7 MORGAN DRIVE BONNIE BROOK VIC 3335	\$460,000	30-May-24
15 CASPIAN STREET BONNIE BROOK VIC 3335	\$445,000	25-Jun-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: 26 June 2025



11 MANIKATO DRIVE BONNIE BROOK VIC 3335

5 4 -

Sold Price

\$370,000

Sold Date **08-May-25**

Distance

0.2km



7 MORGAN DRIVE BONNIE BROOK VIC 3335

- - -

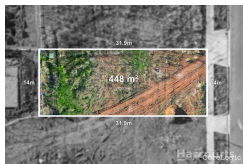
Sold Price

\$460,000

Sold Date **30-May-24**

Distance

0.54km



15 CASPIAN STREET BONNIE BROOK VIC 3335

- - -

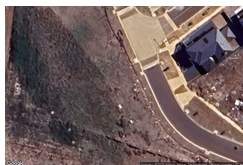
Sold Price

\$445,000

Sold Date **25-Jun-24**

Distance

0.7km



24 MAKYBE STREET BONNIE BROOK VIC 3335

4 - -

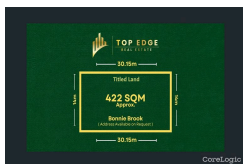
Sold Price

\$410,000

Sold Date **19-Mar-25**

Distance

0.71km



30 MARCHADOR STREET BONNIE BROOK VIC 3335

- - -

Sold Price

\$420,000

Sold Date **29-Jan-24**

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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