

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

4 DARTMOOR 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 May 2023

to

30 Apr 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

LOT 7436 HAZELWOOD DRIVE AINTREE VIC 3336	\$420,000	25-Jul-23
LOT 7435 HAZELWOOD DRIVE AINTREE VIC 3336	\$420,000	25-Jul-23

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: 21 May 2024



**LOT 7436 HAZELWOOD DRIVE
AINTREE VIC 3336**

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Sold Price **\$420,000** Sold Date **25-Jul-23**

Distance **1.88km**



**LOT 7435 HAZELWOOD DRIVE
AINTREE VIC 3336**

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Sold Price Sold Date **25-Jul-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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