

## 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

12 GIBSONS CIRCUIT BONNIE BROOK VIC 3335

### Indicative selling price

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

Single Price

\$340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Jun 2023

to

31 May 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

37 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$353,000	03-May-24
20 CANYON CIRCUIT BONNIE BROOK VIC 3335	\$352,000	23-May-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: 27 June 2024

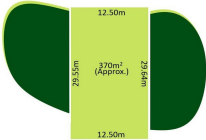


**37 NOKOTA CIRCUIT BONNIE  
BROOK VIC 3335**



Sold Price **\$353,000** Sold Date **03-May-24**

Distance **0.79km**



**20 CANYON CIRCUIT BONNIE  
BROOK VIC 3335**



Sold Price <sup>RS</sup> **\$352,000** Sold Date **23-May-24**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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