

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

2 PYRAMID 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

or range
between

\$559,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Nov 2022

to

31 Oct 2023

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

47 GIBSONS CIRCUIT BONNIE BROOK VIC 3335	\$590,000	28-Oct-23
7 DARTMOOR STREET BONNIE BROOK VIC 3335	\$574,000	17-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.

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**47 GIBSONS CIRCUIT BONNIE
BROOK VIC 3335**

3 2 2

Sold Price ^{RS} **\$590,000** Sold Date **28-Oct-23**

Distance **0.67km**



**7 DARTMOOR STREET BONNIE
BROOK VIC 3335**

3 2 1

Sold Price **\$574,000** Sold Date **17-Jul-23**

Distance **1.15km**

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

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