

## 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

3 OCTAGONAL STREET 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

or range  
between

\$769,000

&

\$809,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jul 2023

to

30 Jun 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

4 MAKYBE STREET BONNIE BROOK VIC 3335	\$791,000	14-Feb-24
53 GIBSONS CIRCUIT BONNIE BROOK VIC 3335	\$775,000	04-Feb-24
15 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$825,000	03-Feb-24

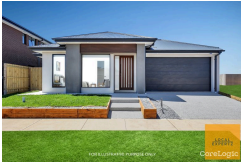
OR

**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.~~

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**4 MAKYBE STREET BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price **\$791,000** Sold Date **14-Feb-24**

Distance **0.32km**



**53 GIBSONS CIRCUIT BONNIE  
BROOK VIC 3335**

4 3 2

Sold Price **\$775,000** Sold Date **04-Feb-24**

Distance **0.89km**



**15 OCTAGONAL STREET BONNIE  
BROOK VIC 3335**

4 3 2

Sold Price **\$825,000** Sold Date **03-Feb-24**

Distance **0.09km**

RS = Recent sale      UN = Undisclosed Sale

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