

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 39 Opera Boulevard, Bonnie Brook, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

\$652,450

Property Type

House

Suburb

Bonnie Brook (3335)

Period - From

01/05/2022

to

30/04/2023

Source

www.realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
135 BONNIEBROOK ROAD, BONNIE BROOK VIC 3335	\$705,000	22/05/2023
3 AYERS ROAD, BONNIE BROOK VIC 3335	\$681,000	18/04/2023
12 FOLD CIRCUIT, BONNIE BROOK VIC 3335	\$660,000	24/05/2023

This Statement of Information was prepared on: 31/05/2023