

## 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 MAKYBE 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

\$779,000

&

\$809,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jan 2023

to

31 Dec 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

6 AJAX WAY BONNIE BROOK VIC 3335	\$780,000	26-Nov-23
20 AJAX WAY BONNIE BROOK VIC 3335	\$828,000	25-Jul-23
54 WARRIGAL DRIVE AINTREE VIC 3336	\$823,000	23-Sep-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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**6 AJAX WAY BONNIE BROOK VIC 3335** Sold Price **\$780,000** Sold Date **26-Nov-23**  
Distance **0.39km**

4 2 2



**20 AJAX WAY BONNIE BROOK VIC 3335** Sold Price <sup>RS</sup> **\$828,000** Sold Date **25-Jul-23**  
Distance **0.49km**

4 3 2



**54 WARRIGAL DRIVE AINTREE VIC 3336** Sold Price **\$823,000** Sold Date **23-Sep-23**  
Distance **1.91km**

4 2 2

RS = Recent sale      UN = Undisclosed Sale

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