

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 MOONAH ROAD BONNIE DOON VIC 3720

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

\$780,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Bonnie Doon

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

30 DAWN CRESCENT BONNIE DOON VIC 3720	\$882,500	12-Sep-22
22 REDFERN COURT BONNIE DOON VIC 3720	\$850,000	16-Feb-23
46 JAMES STREET BONNIE DOON VIC 3720	\$895,000	18-Jan-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 May 2023



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**30 DAWN CRESCENT BONNIE
DOON VIC 3720**

4 2 4

Sold Price **\$882,500** Sold Date **12-Sep-22**

Distance **1.2km**



**22 REDFERN COURT BONNIE
DOON VIC 3720**

4 2 4

Sold Price **\$850,000** Sold Date **16-Feb-23**

Distance **1.26km**



**46 JAMES STREET BONNIE DOON
VIC 3720**

4 1 2

Sold Price **\$895,000** Sold Date **18-Jan-23**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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