Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: LOT 404 CANYON CIRCUIT, BONNIE BROOK, VIC 3335

Indicative selling price

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

Price Range: $387,000 to $387,000

Median sale price

Median price: | Property type: Other | Suburb: BONNIE BROOK

Period: 01 January 2019 to 31 December 2019 | Source: pricefinder

Comparable property sales

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
192 FRONTIER AVE, ROCKBANK, VIC 3336	$399,400	18/09/2019
46 FEATHERWOOD DR, ROCKBANK, VIC 3336	$375,700	07/10/2019
47 WARRIGAL DR, AINTREE, VIC 3336	$384,300	18/10/2019

This Statement of Information was prepared on: 10/02/2020

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

LOT 404

CANYON CIRCUIT, BONNIE BROOK, VIC - - -

Indicative Selling Price

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

Price Range: **$387,000 to $387,000**

MEDIAN SALE PRICE

BONNIE BROOK, VIC, 3335

Suburb Median Sale Price (Other)

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01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

192 FRONTIER AVE, ROCKBANK, VIC 3336 - - -

Sale Price

$399,400

Sale Date: 18/09/2019

Distance from Property: 1.7km A

46 FEATHERWOOD DR, ROCKBANK, VIC 3336 - - -

Sale Price

$375,700

Sale Date: 07/10/2019

Distance from Property: 1.8km B

47 WARRIGAL DR, AINTREE, VIC 3336 - - -

Sale Price

$384,300

Sale Date: 18/10/2019

Distance from Property: 1.3km C

This report has been compiled on 10/02/2020 by 361 Degrees Real Estate - Caroline Springs. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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