

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**3480 MAINTONGOON ROAD, BONNIE**

4
 3
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$890,000 to \$920,000**

## MEDIAN SALE PRICE

**BONNIE DOON, VIC, 3720**

Suburb Median Sale Price (House)

**\$478,500**

01 January 2020 to 31 December 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**90 DRY CREEK RD, BONNIE DOON, VIC 3720**

4
 2
 5

## Sale Price

**\*\*\$1,214,000**

Sale Date: 24/11/2020

Distance from Property: 2.7km

**37 LOCKHARTS RD, BONNIE DOON, VIC 3720**

4
 2
 4

## Sale Price

**\$900,000**

Sale Date: 02/12/2019

Distance from Property: 3.6km

**2877 MAINTONGOON RD, BONNIE DOON,**

4
 3
 8

## Sale Price

**\$748,000**

Sale Date: 30/09/2019

Distance from Property: 4.4km



This report has been compiled on 12/03/2021 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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 outside 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.

### Property offered for

Address  
Including suburb and

3480 MAINTONGOON ROAD, BONNIE DOON, VIC 3720

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$890,000 to \$920,000

### Median sale price

Median price

\$478,500

Property type

House

Suburb

BONNIE DOON

Period

01 January 2020 to 31 December 2020

Source



### Comparable property sales

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

#### Price

#### Date of sale

90 DRY CREEK RD, BONNIE DOON, VIC 3720	**\$1,214,000	24/11/2020
37 LOCKHARTS RD, BONNIE DOON, VIC 3720	\$900,000	02/12/2019
2877 MAINTONGOON RD, BONNIE DOON, VIC 3720	\$748,000	30/09/2019

This Statement of Information was prepared

12/03/2021