Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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|---|--|---|---|---|---|--|
| 16 LOUVRE ROAD BONNIE BROOK VIC 3335 | | | | | | |
| | c.gov.aı | u/underquoting (| *Delete singl | e price | e or range a | as applicable) |
| | | or range between \$78 | | \$780,000 | | \$840,000 |
| pplicable) | | | | | | |
| \$657,500 | Property type F | | House | House | | Bonnie Brook |
| 01 Jan 2024 | to | to 31 Dec 2024 S | | ource | 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 | | | | | | |
| | | | | | | |
| | pplicable) \$657,500 01 Jan 2024 sales (*Delete Are properties sold with nt's representative | pplicable) \$657,500 Prop 01 Jan 2024 to sales (*Delete A or B Is properties sold within two of the properties and within two of the properties are properties and within two of the properties and within the properties and w | 16 LOUVRE ROAD BONNIE BROCK ce see consumer.vic.gov.au/underquoting (or range between pplicable) \$657,500 Property type 01 Jan 2024 to 31 Dec 2024 sales (*Delete A or B below as apple properties sold within two kilometres of the ont's representative considers to be most co | to e see consumer.vic.gov.au/underquoting (*Delete single or range between \$780,00 pplicable) Property type House O1 Jan 2024 to 31 Dec 2024 Some sales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for int's representative considers to be most comparable to the property for the pr | to e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$780,000 pplicable) \$657,500 Property type House 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in the price of the price of the property for sale in the price of | 16 LOUVRE ROAD BONNIE BROOK VIC 3335 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$780,000 & pplicable) \$657,500 Property type House Suburb 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 ort's representative considers to be most comparable to the property for sale in the last 6 orthography for |

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.

This Statement of Information was prepared on: 21 January 2025



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