

## 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

31 CALIFORNIA WAY BONNIE BROOK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Dec 2021

to

30 Nov 2022

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

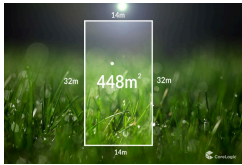
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 QUARRY ROAD AINTREE VIC 3336       | \$495,000 | 28-Jun-22 |
| 27 IVERSON CIRCUIT DEANSIDE VIC 3336 | \$480,000 | 02-Jul-22 |
| 28 PALAZZO ROAD FRASER RISE VIC 3336 | \$450,000 | 28-May-22 |

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.~~

This Statement of Information was prepared on: 08 December 2022



**5 QUARRY ROAD AINTREE VIC 3336**

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Sold Price **\$495,000** Sold Date **28-Jun-22**

Distance **2.48km**



**27 IVERSON CIRCUIT DEANSIDE VIC 3336**

- 
 - 
 -

Sold Price **\$480,000** Sold Date **02-Jul-22**

Distance **3.49km**



**28 PALAZZO ROAD FRASER RISE VIC 3336**

- 
 - 
 2

Sold Price **\$450,000** Sold Date **28-May-22**

Distance **3.33km**

RS = Recent sale      UN = Undisclosed Sale

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