

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

5 POTALA AVENUE BONNIE BROOK VIC 3335

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

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 MANIKATO DRIVE BONNIE BROOK VIC 3335	\$825,000	24-Sep-24
4 GODFREY STREET AINTREE VIC 3336	\$810,000	20-Aug-24
4 MAKYBE STREET BONNIE BROOK VIC 3335	\$791,000	14-Feb-24

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: 13 November 2024



3 MANIKATO DRIVE BONNIE BROOK VIC 3335

4 2 2

Sold Price

^{RS}

\$825,000

Sold Date

24-Sep-24

Distance

0.78km



4 GODFREY STREET AINTREE VIC 3336

4 2 2

Sold Price

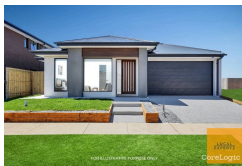
\$810,000

Sold Date

20-Aug-24

Distance

1.77km



4 MAKYBE STREET BONNIE BROOK VIC 3335

4 2 2

Sold Price

\$791,000

Sold Date

14-Feb-24

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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