

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Moonah Rd Bonnie Doon Vic 3720
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#### Indicative selling price

Single price	\$450,000.00	or range between	\$*	&	\$
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#### Median sale price

Median price	\$297,000.00	*House	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Suburb or locality	Bonnie Doon
Period - From	Feb 2017	to	April 2017	Source	RP Data	

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 property	Price	Date of sale
1:1 Chanro Court Bonnie Doon	\$312,500.00	6/12/2016
2:48 James Street Bonnie Doon	\$575,000.00	23/12/2016
3 7 Warringa Rd Bonnie Doon	\$370,000.00	20/04/2016

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.