

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8-10 Bonnie View Road Mount Dandenong VIC 3767

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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

*House

X

*Unit

Suburb

Mount Dandenong

Period-from

01 Jul 2018

to

30 Jun 2019

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

Address of comparable property	Price	Date of sale
23 Helen Road Mount Dandenong VIC 3767	\$918,000	05-Mar-19

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.

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Janssen Heung
P 03 9978 7872
M 0411 659 290
E janssen.xiang@fnkew.com.au



**23 Helen Road Mount Dandenong
VIC 3767**

 3  2  2

Sold Price

\$918,000

Sold Date

05-Mar-19

Distance

1.08km

RS = Recent sale UN = Undisclosed Sale

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