



District Property Group Pty Ltd T/A District Property Group  
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## 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 C/A 117B Kiernans Road, Bonnie Doon VIC 3720

Including suburb or  
 locality and postcode

#### 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 \$\*380,000 \_\_\_\_\_ & \$410,000 \_\_\_\_\_

#### Median sale price

Median price \$375,000 \_\_\_\_\_ Property Type Land \_\_\_\_\_ Suburb or  
 Locality Bonnie Doon \_\_\_\_\_  
 Period - From 01 May 2021 \_\_\_\_\_ to 30 April 2022 \_\_\_\_\_ Source Corelogic \_\_\_\_\_

#### 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
1 326 Glen Creek Road, Bonnie Doon VIC 3720	\$375,000	13 Aug 2021
2 45 Eagles Lane, Bonnie Doon VIC 3720	\$450,000	28 Sep 2021
3 520 Glen Creek Road, Bonnie Doon VIC 3720	\$550,000	31 Oct 2021

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.~~

This Statement of Information was prepared on: 18 May 2022