

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 PEPPIN DRIVE BONNIE DOON VIC 3720

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Bonnie Doon

Period-from

01 May 2021

to

30 Apr 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

90 PEPPIN DRIVE BONNIE DOON VIC 3720	\$1,300,000	07-Dec-21
2905 MAINTONGOON ROAD BONNIE DOON VIC 3720	\$1,200,000	29-Mar-22
189 PEPPIN DRIVE BONNIE DOON VIC 3720	\$1,550,000	18-Nov-21

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: 25 May 2022

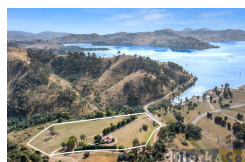


**90 PEPPIN DRIVE BONNIE DOON
VIC 3720**

 3  2  6

Sold Price **\$1,300,000** Sold Date **07-Dec-21**

Distance **0.12km**



**2905 MAINTONGOON ROAD
BONNIE DOON VIC 3720**

 3  2  5

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **29-Mar-22**

Distance **-**



**189 PEPPIN DRIVE BONNIE DOON
VIC 3720**

 3  3  -

Sold Price **\$1,550,000** Sold Date **18-Nov-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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