

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

22 OLDENBURG DRIVE 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Mar 2024

to

28 Feb 2025

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

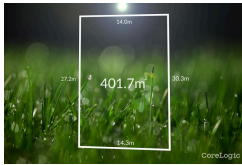
Date of sale

5 GREENWAY ROAD AINTREE VIC 3336	\$385,000	17-Dec-24
8 LITORIA DRIVE DEANSIDE VIC 3336	\$380,000	20-Nov-24
223 FRONTIER AVENUE AINTREE VIC 3336	\$408,000	25-Oct-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: 19 March 2025



5 GREENWAY ROAD AINTREE VIC 3336

Sold Price

\$385,000

Sold Date

17-Dec-24



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-



-

Distance

1.85km



8 LITORIA DRIVE DEANSIDE VIC 3336

Sold Price

\$380,000

Sold Date

20-Nov-24



-



-



-

Distance

2.27km



223 FRONTIER AVENUE AINTREE VIC 3336

Sold Price

\$408,000

Sold Date

25-Oct-24



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Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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