

SOI For 4 Bonette Circuit Narre Warren South 1 Sep 2025.docx Scopy to Zoho Writer | 🖳







# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Age

Instructions: The instructions in this box do not form part of this Statement of Information and are not included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for se Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this State Information. It must be used when a single residential property located outside the Melbourne met being offered for sale. The Determination setting out the local government areas that comprise the Mell metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/unde

The indicative selling price in this Statement of Information may be expressed as a single price, or as a the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a redisplayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of

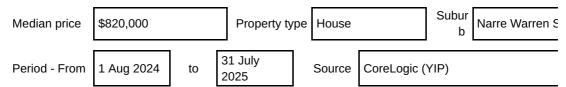
### Property offered for sale

Address	
Including suburb or	4 BONETTE CIRCUIT NARRE WARREN SOUTH VIC 3805
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as ap Single price \$\*635,000 or range between

#### Median sale price



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

Α\* These are the three properties sold within five kilometres of the property for sale in the last 18 n estate agent or agent's representative considers to be most comparable to the property for sale

Address of comparable property	Price	D
1 1 NORMA CLOSE NARRE WARREN SOUTH VIC 3805	\$700,000	1:
2 7/290 CENTRE RAOD NARRE WARREN SOUTH VIC 3805	\$700,000	1:





























