Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 23 Edmund Drive, Bonshaw Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$545,000	Pro	operty Type	Hou	se		Suburb	Bonshaw
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	10 Dumenils Way DELACOMBE 3356	\$700,000	09/04/2024
2	76 Ascot Gardens Dr DELACOMBE 3356	\$720,000	11/10/2023
3	105 Berrigan Dr BONSHAW 3352	\$679,000	15/05/2023

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:

10/08/2024 15:19









Property Type: House Land Size: 576 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending June 2024: \$545,000

Comparable Properties



10 Dumenils Way DELACOMBE 3356 (REI/VG) Agent Comments



Price: \$700,000 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 679 sqm approx



76 Ascot Gardens Dr DELACOMBE 3356 (REI/VG) Agent Comments



Price: \$720,000 Method: Private Sale Date: 11/10/2023 Property Type: House Land Size: 666 sqm approx

105 Berrigan Dr BONSHAW 3352 (VG)

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Agent Comments

Price: \$679,000 Method: Sale Date: 15/05/2023 Property Type: House (Res) Land Size: 400 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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