

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 or
locality and postcode

23 Edmund Drive, Bonshaw Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Bonshaw

Period - From

01/07/2023

to

30/06/2024

Source

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.

	Address 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



4 2 2

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**

4 2 2

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**

4 2 3

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

105 Berrigan Dr BONSHAW 3352 (VG) **Agent Comments**

4 - -

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