

## 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

14 RIVULET ROAD BONSHAW VIC 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$274,000

Property type

Land

Suburb

Bonshaw

Period-from

01 Oct 2023

to

30 Sep 2024

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

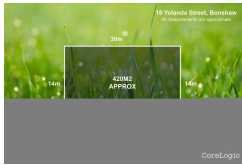
Date of sale

18 YOLANDA STREET BONSHAW VIC 3352	\$258,500	23-Apr-24
31 CORMORANT GRANGE WINTER VALLEY VIC 3358	\$255,000	13-Jun-24
8 YOLANDA STREET BONSHAW VIC 3352	\$257,000	23-Feb-24

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: 11 October 2024



### 18 YOLANDA STREET BONSHAW VIC 3352

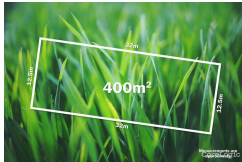
Sold Price

**\$258,500**

Sold Date

**23-Apr-24**
 - 
  - 
  -

Distance

**0.08km**

### 31 CORMORANT GRANGE WINTER VALLEY VIC 3358

Sold Price

**\$255,000**

Sold Date

**13-Jun-24**
 - 
  - 
  -

Distance

**3.92km**

### 8 YOLANDA STREET BONSHAW VIC 3352

Sold Price

**\$257,000**

Sold Date

**23-Feb-24**
 4 
  2 
  2

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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