

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

21 EDMUND DRIVE BONSHAW VIC 3352

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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

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

6 KARDINIA STREET BONSHAW VIC 3352	\$276,450	05-Apr-24
35 RANCE ROAD DELACOMBE VIC 3356	\$310,000	03-May-24
16 PARKSIDE ROAD DELACOMBE VIC 3356	\$305,000	01-Jul-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: 04 October 2024


**6 KARDINIA STREET BONSHAW
VIC 3352**
 -
  -
  -

Sold Price

\$276,450

Sold Date

05-Apr-24

Distance

0.6km
**35 RANCE ROAD DELACOMBE VIC
3356**
 -
  -
  -

Sold Price

\$310,000

Sold Date

03-May-24

Distance

0.74km
**16 PARKSIDE ROAD DELACOMBE
VIC 3356**
 3
  -
  1

Sold Price

\$305,000

Sold Date

01-Jul-24

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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