

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Dairymans Way, Bonshaw Vic 3352

Indicative selling price

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

Range between \$375,000

&

\$385,000

Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	37 The Ridge DELACOMBE 3356	\$390,000	17/07/2017
2	14 Chifley Dr DELACOMBE 3356	\$385,000	05/07/2017
3	7 Palace Rd DELACOMBE 3356	\$370,000	17/10/2016

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



37 The Ridge DELACOMBE 3356 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 17/07/2017

Rooms: 6

Property Type: House



14 Chifley Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 05/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 540 sqm approx



7 Palace Rd DELACOMBE 3356 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 17/10/2016

Rooms: 6

Property Type: House (Res)