

# 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

12 Settlers Drive 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 \$590,000 & \$630,000

### Median sale price

Median price \$550,000 Property type House Suburb Bonshaw

Period - From 01.07.2021 to 30.07.2022 Source Corelogic

### Comparable property sales

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 |
|-------------------------------------|-----------|--------------|
| 12 Berrigan Drive Bonshaw VIC 3352  | \$600,000 | 05.01.2022   |
| 29 Yolanda Street Bonshaw VIC 3352  | \$624,000 | 23.06.2022   |
| 9 Clydesdale Drive Bonshaw VIC 3352 | \$590,000 | 11.12.2021   |

This Statement of Information was prepared on: 07.07.2022