

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 Bonshaw Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$300,500 Property Type House Suburb Sebastopol

Period - From 16/09/2018 to 15/09/2019 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 Bonshaw Dr SEBASTOPOL 3356	\$365,000	14/09/2018
2	1 Bonshaw Dr SEBASTOPOL 3356	\$360,000	13/08/2019
3	10 Parkside Rd DELACOMBE 3356	\$353,500	26/11/2018

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:

16/09/2019 09:29



3 1 6

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median House Price

16/09/2018 - 15/09/2019: \$300,500

This immaculate 3 bedroom brick home is on a good sized block with side access, close to shopping, sporting facilities, primary and secondary schools and only a short drive to the city centre. The home is centrally heated and also has a gas rinnai heater and a split system air-conditioner, ensuring all year-round comfort. Master bedroom with two-way bathroom and separate toilet. Remaining two bedrooms both have built in robes. There is a spacious kitchen with quality appliances and ample bench space, dining area plus two separate living areas.

Comparable Properties



10 Bonshaw Dr SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$365,000

Method: Sale

Date: 14/09/2018

Property Type: House (Res)

Land Size: 677 sqm approx



1 Bonshaw Dr SEBASTOPOL 3356 (REI)

Agent Comments

3 2 3

Price: \$360,000

Method: Private Sale

Date: 13/08/2019

Rooms: 5

Property Type: House

Land Size: 608 sqm approx



10 Parkside Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 4

Price: \$353,500

Method: Private Sale

Date: 26/11/2018

Rooms: 5

Property Type: House

Land Size: 726 sqm approx