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	12 Bonshaw Drive, Sebastopol Vic 3356
Including suburb or	•
locality and postcode	

Indicative selling price

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

Range between \$340,000 & \$360,000	Range between	\$340,000	&	\$360,000
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Median sale price

Median price	\$300,500	Pro	perty Type	House		Suburb	Sebastopol
Period - From	16/09/2018	to	15/09/2019	9	ource	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



hockingstuart

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Indicative Selling Price \$340,000 - \$360,000 **Median House Price** 16/09/2018 - 15/09/2019: \$300.500





Rooms: 4

Property Type: House (Previously

Occupied - Detached) Land Size: 695 sqm approx

Agent Comments

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 applicances and ample bench space, dining area plus two separate living areas.

Comparable Properties



10 Bonshaw Dr SEBASTOPOL 3356 (VG)





Price: \$365,000 Method: Sale Date: 14/09/2018

Property Type: House (Res) Land Size: 677 sqm approx Agent Comments



1 Bonshaw Dr SEBASTOPOL 3356 (REI)

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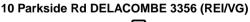
Agent Comments

Price: \$360,000 Method: Private Sale Date: 13/08/2019 Rooms: 5

Property Type: House

Land Size: 608 sqm approx









Price: \$353,500 Method: Private Sale Date: 26/11/2018

Rooms: 5

Property Type: House Land Size: 726 sqm approx **Agent Comments**

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