

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

18 YOLANDA STREET 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$304,000

Property type

Land

Suburb

Bonshaw

Period-from

01 Nov 2022

to

31 Oct 2023

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

3 YOLANDA STREET BONSHAW VIC 3352	\$280,000	15-Jun-23
199 TAIT STREET SEBASTOPOL VIC 3356	\$245,000	05-Jul-23
20 CHANDLER STREET SMYTHES CREEK VIC 3351	\$260,000	16-Jun-23

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.

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3 YOLANDA STREET BONSHAW VIC 3352

Sold Price

RS

\$280,000

Sold Date

15-Jun-23

 -
 -
 -

Distance

0.11km



199 TAIT STREET SEBASTOPOL VIC 3356

Sold Price

\$245,000

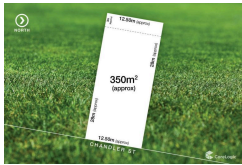
Sold Date

05-Jul-23

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Distance

0.57km



20 CHANDLER STREET SMYTHES CREEK VIC 3351

Sold Price

\$260,000

Sold Date

16-Jun-23

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 -
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Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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