

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

4 Settlers Drive 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 \$500,000 & \$550,000

Median sale price

Median price \$562,500 Property type House Suburb Bonshaw

Period - From 01.03.2022 to 28.02.2023 Source Corlogic

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
34 Clydesdale Drive Bonshaw VIC 3352	\$560,000	22.09.2022
13 Pa Way Bonshaw VIC 3352	\$573,000	25.11.2022
7 Settlers Drive Bonshaw VIC 3352	\$500,000	21.12.2022

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: 09.03.2023