

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

8 KENDRA PLACE, BONSHAW

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$654,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Bonshaw

Period-from

13/5/2024

to

13/11/2024

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

2/10/11 Lydiard Street Bulcoat North

\$720,000

30/9/2024

4/10/11 Lydiard Street Bulcoat North

\$749,950

14/06/2024

23 Edmund Drive Bonshaw

\$660,000

27/09/2024

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: 12 June 2024