

## 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

4 KENORA PLACE, BONSHAW

### Indicative selling price

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

Single Price

\$498,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Bonshaw

Period-from

01 Jun 2023

to

31 May 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

701A TALBOT STREET SOUTH REDAN VIC 3350	\$480,000	21-Jul-22
4 MOUNTVIEW DRIVE SEBASTOPOL VIC 3356	\$480,000	19-Oct-23
530 QUARRY LANE REDAN VIC 3350	\$500,000	06-Oct-22

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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## McGrath

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701A TALBOT STREET SOUTH  
REDAN VIC 3350



Sold Price **\$480,000** Sold Date **21-Jul-22**

Distance **3.33km**



4 MOUNTVIEW DRIVE  
SEBASTOPOL VIC 3356



Sold Price Sold Date **19-Oct-23**

Distance **2.37km**



530 QUARRY LANE REDAN VIC  
3350



Sold Price **\$500,000** Sold Date **06-Oct-22**

Distance **3.59km**

RS = Recent sale

UN = Undisclosed Sale

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