

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 44 Simmental 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 \$510,000

or range between \$*

&

\$

Median sale price

Median price \$475,000

Property type House

Suburb Bonshaw

Period - From 01/06/2020

to

31/05/2021

Source CoreLogic

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
13 Dante Crescent, Bonshaw Vic 3352	\$510,000	09/06/2021
39 Edmund Drive, Bonshaw Vic 3352	\$526,000	28/04/2021
107 Smythes Road, Delacombe Vic 3356	\$521,000	03/05/2021

This Statement of Information was prepared on: 28/06/2021