

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

42 DANTE CRESCENT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Bonshaw

Period-from

01 Jun 2022

to

31 May 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

50 DANTE CRESCENT BONSHAW VIC 3352	\$585,000	02-Mar-22
54 SIMMENTAL STREET BONSHAW VIC 3352	\$630,000	02-Jun-23
44 SIMMENTAL STREET BONSHAW VIC 3352	\$512,100	05-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.

This Statement of Information was prepared on: 15 June 2023


**50 DANTE CRESCENT BONSHAW
VIC 3352**

Sold Price

\$585,000

Sold Date

02-Mar-22
 4  2  2

Distance

0.05km


54 Simmental Street, Bonshaw

**54 SIMMENTAL STREET BONSHAW
VIC 3352**

Sold Price

^{RS} **\$630,000**

Sold Date

02-Jun-23
 3  3  2

Distance

0.08km

**44 SIMMENTAL STREET BONSHAW
VIC 3352**

Sold Price

^{RS} **\$512,100**

Sold Date

05-Jun-23
 4  2  2

Distance

0.13km

**38 SIMMENTAL STREET BONSHAW
VIC 3352**

Sold Price

Sold Date

05-Jun-23
 4  2  2

Distance

0.18km

**32 SIMMENTAL STREET BONSHAW
VIC 3352**

Sold Price

\$600,000

Sold Date

20-Apr-23
 4  2  2

Distance

0.22km

**48 BRAHMAN DRIVE DELACOMBE
VIC 3356**

Sold Price

\$690,000

Sold Date

13-Oct-22
 4  2  3

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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