

13 Pa Way, Bonshaw Vic 3352



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3 2 2

**Rooms:** 6  
**Property Type:** Residence  
**Land Size:** 543 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$570,000  
**Median House Price**  
15/11/2021 - 14/11/2022: \$575,000

## Comparable Properties



56 Clydesdale Dr BONSHAW 3352 (REI)

[Agent Comments](#)

3 2 4

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



62 Dairymans Way BONSHAW 3352 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 14/12/2021  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx



34 Clydesdale Dr BONSHAW 3352 (REI)

[Agent Comments](#)

3 2 2

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 22/09/2022  
**Property Type:** House (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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# 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

13 Pa Way, Bonshaw Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$570,000

### Median sale price

Median price

\$575,000

Property Type

House

Suburb

Bonshaw

Period - From

15/11/2021

to

14/11/2022

Source

REIV

### 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
1	56 Clydesdale Dr BONSHAW 3352	\$595,000	19/09/2022
2	62 Dairymans Way BONSHAW 3352	\$575,000	14/12/2021
3	34 Clydesdale Dr BONSHAW 3352	\$560,000	22/09/2022

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:

15/11/2022 10:58