# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 31 Marrubak Way, Bonshaw Vic 3352

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$530,000		&		\$560,000				
Median sale price									
Median price	\$527,500	Pro	operty Type	Hou	se		Suburb	Bonshaw	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Gretta St SMYTHES CREEK 3351	\$560,000	08/12/2024
2	11 Hereford CI DELACOMBE 3356	\$540,000	02/10/2024
3	56 Dairymans Way BONSHAW 3352	\$527,500	26/08/2024

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:

15/01/2025 09:55





Hannah Baker 0353334322





**Property Type:** House **Land Size:** 408 sqm approx Agent Comments 0457988876 hannah@trevorpetrie.com.au Indicative Selling Price

\$530,000 - \$560,000 **Median House Price** Year ending September 2024: \$527,500

# **Comparable Properties**

13 Gretta St SMYTHES CREEK 3351 (REI)     13 Gretta St SMYTHES CREEK 3351 (REI)     13 Gretta St SMYTHES CREEK 3351 (REI)     14 Greet State     15 Greet State     15 Greet State     15 Greet State     15 Greet State     16 Greet State     17 Greet State     18 Greet State     19 Greet State     19 Greet State     10 Greet State     11 Greet State     12 Greet State     12 Greet State     13 Greet State     14 Greet State     15 Greet State     15 Greet State     16 Greet State     17 Greet State     18 Greet State     19 Greet State     19 Greet State     10 Greet State  <	Agent Comments
11 Hereford CI DELACOMBE 3356 (REI/VG)     Image: 3   Image: 2   Image: 2     Price: \$540,000     Method: Private Sale     Date: 02/10/2024     Property Type: House (Res)     Land Size: 528 sqm approx	Agent Comments
56 Dairymans Way BONSHAW 3352 (REI/VG) 4 2 2 2 Price: \$527,500 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 522 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.