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



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