

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

31 Marrubak Way, Bonshaw Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$530,000

&

\$560,000

Median sale price

Median price

\$527,500

Property Type

House

Suburb

Bonshaw

Period - From

01/10/2023

to

30/09/2024

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	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



Property Type: House
Land Size: 408 sqm approx
Agent Comments

Comparable Properties



13 Gretta St SMYTHES CREEK 3351 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 512 sqm approx



11 Hereford CI DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 02/10/2024
Property Type: House (Res)
Land Size: 528 sqm approx



56 Dairymans Way BONSHAW 3352 (REI/VG)

Agent Comments



Price: \$527,500
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 522 sqm approx