

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

7 MILLBROOK ROAD 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

House

Suburb

Bonshaw

Period-from

01 Dec 2023

to

30 Nov 2024

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

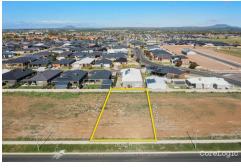
Date of sale

39 RANCE ROAD DELACOMBE VIC 3356	\$365,000	23-Apr-24
33 RANCE ROAD DELACOMBE VIC 3356	\$350,000	11-Oct-23
8 BLUEGRASS WAY WINTER VALLEY VIC 3358	\$439,000	21-Mar-24

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: 19 December 2024



39 RANCE ROAD DELACOMBE VIC 3356

Sold Price

\$365,000

Sold Date

23-Apr-24

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Distance

0.27km



33 RANCE ROAD DELACOMBE VIC 3356

Sold Price

\$350,000

Sold Date

11-Oct-23

 -  -  -

Distance

0.31km



8 BLUEGRASS WAY WINTER VALLEY VIC 3358

Sold Price

\$439,000

Sold Date

21-Mar-24

 -  -  -

Distance

2.42km

RS = Recent sale

UN = Undisclosed Sale

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