

# 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

25 Schreenans Road, Bonshaw, Vic 3352

### Indicative selling price

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

range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$545,000

Property type

House

Suburb

Bonshaw

Period - From

01/05/2023

to

30/04/2024

Source



PropTrack

### 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 eighteen 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
514 Glenelg Highway, Winter Valley, VIC 3358	\$1,860,000	22/12/2023
66 Masada Boulevard, Winter Valley, VIC 3358	\$1,500,000	14/05/2023
42 Fay Drive, Winter Valley, VIC 3358	\$1,675,000	12/05/2023

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 eighteen months.

This Statement of Information was prepared on: 27/05/2024