

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

45 CLYDESDALE DRIVE 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

or range
between

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Bonshaw

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 26 MARRUBAK WAY BONSHAW VIC 3352 | \$545,000 | 18-Mar-24 |
| 17 BANFF ROAD WINTER VALLEY VIC 3358 | \$545,000 | 24-Apr-24 |
| 31 CORTINA DRIVE WINTER VALLEY VIC 3358 | \$536,000 | 08-Oct-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: 22 October 2024

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**26 MARRUBAK WAY BONSHAW
VIC 3352**

4 2 2

Sold Price

\$545,000

Sold Date

18-Mar-24

Distance

0.22km



**17 BANFF ROAD WINTER VALLEY
VIC 3358**

4 2 2

Sold Price

Sold Date

24-Apr-24

Distance

1.96km



**31 CORTINA DRIVE WINTER
VALLEY VIC 3358**

4 2 2

Sold Price

^{RS} **\$536,000**

Sold Date

08-Oct-24

Distance

2.07km

RS = Recent sale

UN = Undisclosed Sale

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