Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

22 GOYIN STREET 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	\$279,000	&	\$305,000
--------------	---------------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median Price	\$300,000	Prop	erty type		Land	Suburb	Bonshaw
Period-from	01 Jan 2023	to	31 Dec 2	2023	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
24 MARION STREET BONSHAW VIC 3352	\$300,000	27-Sep-23
13 DAKSHINA COURT DELACOMBE VIC 3356	\$300,000	12-Sep-23

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: 02 January 2024





Mohammed Safatli P 03 9307 0111 M 0414 622 170 E mohammed@calderre.com.au



24 MARION STREET BONSHAW VIC 3352

<u></u> -

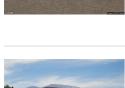
-

Sold Price

\$300,000 Sold Date 27-Sep-23

Distance

0.28km



13 DAKSHINA COURT DELACOMBE Sold Price VIC 3356

Sold Date 12-Sep-23

■ 3

₹ 3 ← -

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.