

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

11 Marion Street, Bonshaw Vic 3352

Indicative selling price

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

Range between

\$595,000

&

\$650,000

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	53 Clydesdale Dr BONSHAW 3352	\$650,000	14/06/2024
2	110 Carthew Rd BONSHAW 3352	\$600,000	22/12/2023
3	41 Edmund Dr BONSHAW 3352	\$620,000	06/09/2023

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 18 months.~~

This Statement of Information was prepared on:

06/01/2025 10:10



4 2 2

Property Type: House
Land Size: 468 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
Year ending September 2024: \$527,500

Comparable Properties



53 Clydesdale Dr BONSHAW 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 621 sqm approx



110 Carthew Rd BONSHAW 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 649 sqm approx



41 Edmund Dr BONSHAW 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 512 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300