

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

78 TAIT 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

\$529,000

&

\$559,000

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

20 YOLANDA STREET BONSHAW VIC 3352	\$545,000	29-Jun-23
27 SORREL AVENUE BONSHAW VIC 3352	\$560,000	05-Dec-23
92 TAIT STREET BONSHAW VIC 3352	\$630,000	20-May-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: 16 December 2024

McGrath

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20 YOLANDA STREET BONSHAW VIC 3352

4 2 2

Sold Price

\$545,000

Sold Date

29-Jun-23

Distance

0.28km



27 SORREL AVENUE BONSHAW VIC 3352

4 2 2

Sold Price

\$560,000

Sold Date

05-Dec-23

Distance

0.28km



92 TAIT STREET BONSHAW VIC 3352

4 2 2

Sold Price

\$630,000

Sold Date

20-May-24

Distance

0.17km



39 ASCOT GARDENS DRIVE DELCOMBE VIC 3356

4 2 2

Sold Price

\$572,000

Sold Date

23-Apr-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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