# 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

9	KARDINIA	STREET	BONSHAW	VIC 3352	2
-		OTICEL	0011011/111	110 0002	-

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$270,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$516,000	Prope	erty type		Other	Suburb	Bonshaw
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

#### 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		
3 KARDINIA STREET BONSHAW VIC 3352	\$270,000	16-Oct-24		
6 KARDINIA STREET BONSHAW VIC 3352	\$276,450	05-Apr-24		
27 WEBB ROAD BONSHAW VIC 3352	\$260,000	28-Nov-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: 23 July 2025



consumer.vic.gov.au



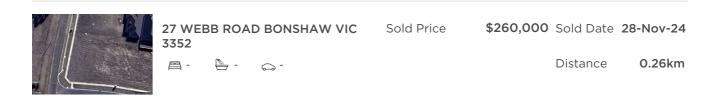
P 03 5333 4444

M 0427 401 798

E will.munro@raywhite.com



	3 KARDINIA STREET BONSHAW VIC 3352 A	Sold Price	\$270,000	Sold Date Distance	16-Oct-24 0.04km
Ú.	6 KARDINIA STREET BONSHAW VIC 3352	Sold Price	\$276,450	Sold Date Distance	05-Apr-24 0.05km



RS = Recent sale UN = Undisclosed Sale

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