

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

27 SORREL AVENUE 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Bonshaw

Period-from

01 Oct 2022

to

30 Sep 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

41 EDMUND DRIVE BONSHAW VIC 3352	-	06-Sep-23
32 SIMMENTAL STREET BONSHAW VIC 3352	\$600,000	20-Apr-23
7 MARRUBAK WAY BONSHAW VIC 3352	\$600,000	10-Jul-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: 03 October 2023



41 EDMUND DRIVE BONSHAW VIC 3352 Sold Price

RS - UN

Sold Date **06-Sep-23**

 4  2  2

Distance **0.13km**



32 SIMMENTAL STREET BONSHAW VIC 3352 Sold Price

\$600,000 Sold Date **20-Apr-23**

 4  2  2

Distance **0.3km**



7 MARRUBAK WAY BONSHAW VIC 3352 Sold Price

Sold Date **10-Jul-23**

 4  2  2

Distance **0.6km**



104 BIRDWOOD AVENUE SEBASTOPOL VIC 3356

Sold Price

\$540,000 Sold Date **02-Aug-23**

 4  2  2

Distance **0.69km**



36 CONTINUANCE WAY DELACOMBE VIC 3356

Sold Price

\$660,000 Sold Date **07-Jul-23**

 4  2  2

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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