

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

32 CLYDESDALE DRIVE 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

\$499,999

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Bonshaw

Period-from

01 Apr 2023

to

31 Mar 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

21 DAIRYMANS WAY BONSHAW VIC 3352	520000	21-Nov-23
13 HEPNER COURT SEBASTOPOL VIC 3356	530000	27-Nov-23
154 EDWARDS STREET SEBASTOPOL VIC 3356	540000	02-Apr-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: 08 April 2024



**21 DAIRYMANS WAY BONSHAW
VIC 3352**

 4  2  2

Sold Price

520000

Sold Date

21-Nov-23

Distance

0.3km



**13 HEPPIER COURT SEBASTOPOL
VIC 3356**

 4  2  2

Sold Price

530000

Sold Date

27-Nov-23

Distance

0.77km



**154 EDWARDS STREET
SEBASTOPOL VIC 3356**

 4  2  2

Sold Price

^{RS}**540000**

Sold Date

02-Apr-24

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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