

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 53 Clydesdale Drive, Bonshaw Vic 3352
Including suburb or locality and postcode

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$545,000 Property Type House Suburb Bonshaw

Period - From 01/01/2024 to 31/03/2024 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	5 Chilton CI WINTER VALLEY 3358	\$655,000	22/11/2023
2	58 Clydesdale Dr BONSHAW 3352	\$652,000	13/02/2023
3	42 Dante Cr BONSHAW 3352	\$640,000	10/11/2023

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:

22/05/2024 13:16



Property Type: Land
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$660,000
Median House Price
March quarter 2024: \$545,000

Comparable Properties



5 Chilton CI WINTER VALLEY 3358 (REI/VG) **Agent Comments**



Price: \$655,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 679 sqm approx



58 Clydesdale Dr BONSHAW 3352 (REI) **Agent Comments**



Price: \$652,000
Method: Private Sale
Date: 13/02/2023
Property Type: House



42 Dante Cr BONSHAW 3352 (REI) **Agent Comments**



Price: \$640,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 448 sqm approx