

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

23 Yolanda 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

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$414,995

Property type

Other

Suburb

Bonshaw

Period-from

01 Aug 2019

to

31 Jul 2020

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

67 Royal York Road Winter Valley VIC 3358	\$140,000	04-Jun-19
79 Presentation Boulevard Winter Valley VIC 3358	\$165,000	11-Oct-19
11 Carlow Drive Alfredton VIC 3350	\$170,000	23-Oct-19

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: 13 August 2020



67 Royal York Road Winter Valley VIC 3358

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Sold Price

\$140,000

Sold Date

04-Jun-19

Distance

3.17km



79 Presentation Boulevard Winter Valley VIC 3358

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Sold Price

\$165,000

Sold Date

11-Oct-19

Distance

3.81km



11 Carlow Drive Alfredton VIC 3350

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  -

Sold Price

\$170,000

Sold Date

23-Oct-19

Distance

3.89km

RS = Recent sale

UN = Undisclosed Sale

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