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 or locality and postcode	20 Dahlia 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	$*	or range between	$585,000	&	$625,000

Median sale price

Median price	$550,000	Property type	House	Suburb	Bonshaw
Period - From	01.06.2021	to	30.07.2022	Source	Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
29 Yolanda Street Bonshaw VIC 3352	$624,000	23.06.2022
20 Nosilla Street Smythes Creek Vic 3351	$677,000	29.06.2022

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: 02.09.2022