

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 130 La Perouse Boulevard, Bonbeach, VIC 3196

Indicative selling price

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

Single Price \$999,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Bonbeach (3196)

Period - From 01/04/2021 to 31/03/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1/68 GOLDEN AVENUE, BONBEACH VIC 3196	\$891,000	01/12/2021
28 ARRUNGA COURT, PATTERSON LAKES VIC 3197	\$921,600	30/12/2021
3/36 BONDI ROAD, BONBEACH VIC 3196	\$931,000	23/12/2021

This Statement of Information was prepared on: 20/04/2022