

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20A Fowler Street Bonbeach VIC 3196

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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,990

*House

*Unit

X

Suburb

Bonbeach

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

4/47A Golden Avenue Chelsea VIC 3196	\$635,000	08-Apr-19
3/27 Swanpool Avenue Chelsea VIC 3196	\$691,000	15-Apr-19
1/16 Tarella Road Chelsea VIC 3196	\$652,000	13-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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4/47A Golden Avenue Chelsea VIC 3196 Sold Price

^{RS} **\$635,000** Sold Date **08-Apr-19**

 3  1  1

Distance **0.34km**



3/27 Swanpool Avenue Chelsea VIC 3196 Sold Price

^{RS} **\$691,000** Sold Date **15-Apr-19**

 3  2  1

Distance **1.6km**



1/16 Tarella Road Chelsea VIC 3196 Sold Price

^{RS} **\$652,000** Sold Date **13-Apr-19**

 2  1  2

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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