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 5 Crampton Square 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	\$1,110,000	&	\$1,190,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$917,000	Prope	erty type	House		Suburb	Bonbeach
Period-from	01 Aug 2020	to	31 Jul 2021		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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

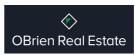
Address of comparable property	Price	Date of sale
135 La Perouse Boulevard Bonbeach VIC 3196	\$1,100,000	04-May-21
5 Royal Road Bonbeach VIC 3196	\$1,130,000	03-Jul-21
2 Zephyr Place Bonbeach VIC 3196	\$1,330,000	23-Apr-21

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 6 months.

This Statement of Information was prepared on: 12 August 2021





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135 La Perouse Boulevard Bonbeach VIC 3196

34 **⊕**2 **⇔**2

Sold Price

\$1,100,000 Sold Date 04-May-21

Distance 0.21km



5 Royal Road Bonbeach VIC 3196

\$ 1

Sold Price

*\$1,130,000 Sold Date

Sold Date 03-Jul-21

Distance 1.09km



2 Zephyr Place Bonbeach VIC 3196 Sold Price

Price **\$1,330,0**0

\$1,330,000 Sold Date 23-Apr-21

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= 3

Distance 1.18km

RS = Recent sale

UN = Undisclosed Sale

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