

## 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

24 Fowler Street Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Bonbeach

Period-from

01 Mar 2019

to

29 Feb 2020

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

12 Troy Street Bonbeach VIC 3196	\$990,000	26-Oct-19
46 Troy Street Bonbeach VIC 3196	\$1,150,000	22-Feb-20

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: 24 March 2020


**12 Troy Street Bonbeach VIC 3196**

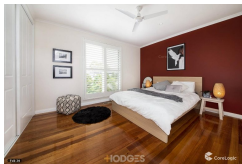
Sold Price

**\$990,000**

Sold Date

**26-Oct-19**
 4
 2
 2

Distance

**0.19km**

**46 Troy Street Bonbeach VIC 3196**

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**22-Feb-20**
 4
 2
 2

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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