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

8 TOULON COURT 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	\$1,100,000	&	\$1,180,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,182,000	Prop	erty type	ty type House		Suburb	Bonbeach
Period-from	01 Jun 2021	to	31 May 2	2022	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.

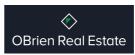
Address of comparable property	Price	Date of sale
2/74 PATTERSON STREET BONBEACH VIC 3196	\$1,136,000	19-Feb-22
37B ILMA GROVE BONBEACH VIC 3196	\$1,200,000	13-Jan-22
34B MERNDA AVENUE BONBEACH VIC 3196	\$1,483,000	04-May-22

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 June 2022





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2/74 PATTERSON STREET **BONBEACH VIC 3196**

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Sold Price

\$1,136,000 Sold Date 19-Feb-22

0.75km Distance



37B ILMA GROVE BONBEACH VIC Sold Price 3196

\$1,200,000 Sold Date **13-Jan-22**

Distance



34B MERNDA AVENUE BONBEACH Sold Price VIC 3196

⇔ 2

\$1,483,000 Sold Date 04-May-22

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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