

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jun 2021

to

31 May 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.

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

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

3 2 2

Distance **0.75km**



**37B ILMA GROVE BONBEACH VIC
3196**

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

4 3 -

Distance **-**



**34B MERNDA AVENUE BONBEACH
VIC 3196**

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

3 2 2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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