

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

13/396-397 STATION 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2021

to

30 Apr 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

9/396-397 STATION STREET BONBEACH VIC 3196	\$450,000	30-Jun-21
12/396-397 STATION STREET BONBEACH VIC 3196	\$435,000	19-Apr-21
11/396-397 STATION STREET BONBEACH VIC 3196	\$380,500	05-Apr-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.~~

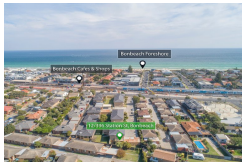
This Statement of Information was prepared on: 18 May 2022


**9/396-397 STATION STREET
BONBEACH VIC 3196**

2 1 1

 Sold Price **\$450,000** Sold Date **30-Jun-21**

Distance -


**12/396-397 STATION STREET
BONBEACH VIC 3196**

1 1 3

 Sold Price **\$435,000** Sold Date **19-Apr-21**

Distance -


**11/396-397 STATION STREET
BONBEACH VIC 3196**

1 1 1

 Sold Price ^{RS} **\$380,500** Sold Date **05-Apr-22**

Distance -


**22/334-339 STATION STREET
CHELSEA VIC 3196**

1 1 1

 Sold Price **\$380,000** Sold Date **02-Aug-21**

 Distance **0.98km**

**22/59-73 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**

2 1 1

 Sold Price **\$330,000** Sold Date **05-Mar-21**

 Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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