

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

14 La Perouse Blvd, Bonbeach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$850,000

or range between

\$

&

\$

Median sale price

Median price

\$852,500

*House

X

*Unit

Suburb

BONBEACH

Period - From

APRIL 2017

to

MARCH 2018

Source

Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|----------------------------------|-----------|---------------|
| 1. 133 La Perouse Blvd, Bonbeach | \$890,000 | 03 Feb 2018 |
| 2. 12 Dunk Crescent, Bonbeach | \$810,000 | 30 April 2018 |
| 3. 134 La Perouse Blvd, Bonbeach | \$870,000 | 19 Jan 2018 |



OBrien Real Estate