

# 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 110 La Perouse Blvd, Bonbeach

### 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 \$890,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$827,000

\*House X

\*Unit

Suburb Bonbeach

Period - From June 2016

to June 2017

Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the four 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. 8 Wolstenholme Gardens, Bonbeach	\$900,000	11 May 2017
2. 111 La Perouse Blvd, Bonbeach	\$850,000	28 Mar 2017
3. 112 La Perouse Blvd, Bonbeach	\$841,000	23 Mar 2017
4. 127 La Perouse Blvd, Bonbeach	\$911,000	23 Mar 2017



OBrien Real Estate