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

2B WELLWOOD ROAD 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	\$1,380,000	&	\$1,480,000
--------------	--	---------------------	-------------	---	-------------

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,182,000	Prope	erty type	rty 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.

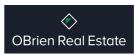
Address of comparable property	Price	Date of sale
9A HARDING AVENUE BONBEACH VIC 3196	\$1,560,000	16-Jan-21
18B BATH STREET CHELSEA VIC 3196	\$1,540,000	11-Nov-21
571 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,445,000	12-Feb-22

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: 08 June 2022





Tanja Neven - Jones P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au

9A HARDING AVENUE BONBEACH Sold Price VIC 3196

\$1,560,000 Sold Date 16-Jan-21

₾ 2 **■** 3 aa2

₽ 2

= 3

■ 3

Distance



18B BATH STREET CHELSEA VIC 3196

Sold Price

\$1,540,000 Sold Date **11-Nov-21**

Distance



571 NEPEAN HIGHWAY BONBEACH Sold Price VIC 3196

> ₾ 2 ⇔ 2

\$1,445,000 Sold Date **12-Feb-22**

Distance

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.