

## 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

48 Coast Banksia Drive, BONBEACH

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$899,000

&

\$988,000

### Median sale price

(\*Delete house or unit as applicable)

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
39 Coast Banksia Drive, Bonbeach	\$1,160,000	03/03/18
22 Cirrus Street, Bonbeach	\$1,160,000	17/03/18
4 Hogan Close, Bonbeach	\$905,000	19/10/18