

## 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

8/396-397 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

\$365,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

\*House

\*Unit

X

Suburb

Bonbeach

Period-from

01 Jun 2018

to

31 May 2019

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

5/32 Woodbine Grove Chelsea VIC 3196	\$395,000	21-May-19
2/32 Woodbine Grove Chelsea VIC 3196	\$383,000	22-Apr-19
3/589 Nepean Highway Bonbeach VIC 3196	\$375,000	15-Mar-19

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.~~

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**5/32 Woodbine Grove Chelsea VIC 3196**

Sold Price

<sup>RS</sup>

**\$395,000**

Sold Date

**21-May-19**

 2

 1

 1

Distance

**0.78km**



**2/32 Woodbine Grove Chelsea VIC 3196**

Sold Price

**\$383,000**

Sold Date

**22-Apr-19**

 2

 1

 1

Distance

**0.79km**



**3/589 Nepean Highway Bonbeach VIC 3196**

Sold Price

**\$375,000**

Sold Date

**15-Mar-19**

 2

 1

 1

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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