

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

4 Patterson 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

\$1,140,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jun 2020

to

31 May 2021

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

6 Cannes Avenue Bonbeach VIC 3196	\$1,170,000	29-Apr-21
55 Fowler Street Bonbeach VIC 3196	\$1,225,000	12-Apr-21
52 Mernda Avenue Bonbeach VIC 3196	\$1,290,000	20-May-21

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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6 Cannes Avenue Bonbeach VIC 3196

4 2 2

Sold Price

^{RS} **\$1,170,000**

Sold Date

29-Apr-21

Distance

0.1km



55 Fowler Street Bonbeach VIC 3196

3 2 2

Sold Price

^{RS} **\$1,225,000**

Sold Date

12-Apr-21

Distance

0.68km



52 Mernda Avenue Bonbeach VIC 3196

4 2 2

Sold Price

^{RS} **\$1,290,000**

Sold Date

20-May-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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