

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

48 Scotch Parade 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

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Bonbeach

Period-from

01 Feb 2021

to

31 Jan 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

75 Glenola Road Chelsea VIC 3196	\$1,120,000	27-Dec-21
9 Genoa Avenue Bonbeach VIC 3196	\$1,290,000	04-Dec-21
41 Cannes Avenue Bonbeach VIC 3196	\$1,280,000	09-Dec-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.~~

This Statement of Information was prepared on: 01 February 2022



OBrien Real Estate

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75 Glenola Road Chelsea VIC 3196

Sold Price

^{RS}

\$1,120,000

Sold Date

27-Dec-21



3



1



1

Distance

0.47km



9 Genoa Avenue Bonbeach VIC 3196

Sold Price

^{RS}

\$1,290,000

Sold Date

04-Dec-21



3



1



2

Distance

0.8km



41 Cannes Avenue Bonbeach VIC 3196

Sold Price

^{RS}

\$1,280,000

Sold Date

09-Dec-21



4



2



1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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