# 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 DUNK CRESCENT BONBEACH VIC 3196

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range	S 3830 000	&	\$935,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$707,500	Property type	Unit	Suburb	Bonbeach						

29 Feb 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2023

**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.

to

Address of comparable property	Price	Date of sale	
64 LA PEROUSE BOULEVARD BONBEACH VIC 3196	\$920,000	14-Jan-24	
44A TROY STREET BONBEACH VIC 3196	\$895,000	24-Oct-23	
105 LA PEROUSE BOULEVARD BONBEACH VIC 3196	\$1,050,000	19-Oct-23	

#### 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: 22 March 2024



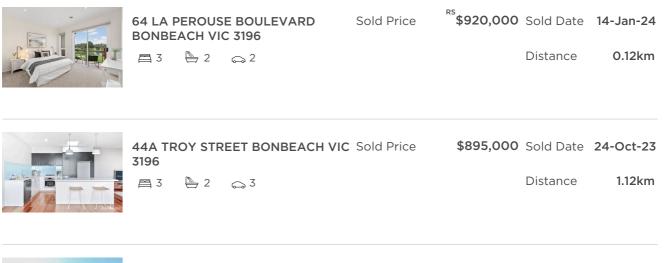
Corelogic

consumer.vic.gov.au

OBrien Real Estate

M 0402115585

E sales.frankston@obrienrealestate.com.au



105 LA PEROUSE BOULEVARD BONBEACH VIC 3196			Sold Price	\$1,050,000	Sold Date	19-Oct-23
<b>=</b> 3	2 🚔	ç⇒ 2			Distance	0.11km

RS = Recent sale UN = Undisclosed Sale

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