

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

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

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|--|-------------|-----------|
| 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


**64 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**

Sold Price

^{RS}
\$920,000

Sold Date

14-Jan-24
 3

 2

 2

Distance

0.12km

**44A TROY STREET BONBEACH VIC
3196**

Sold Price

\$895,000

Sold Date

24-Oct-23
 3

 2

 3

Distance

1.12km

**105 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**

Sold Price

\$1,050,000

Sold Date

19-Oct-23
 3

 2

 2

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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