

Daniel Wright

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Indicative Selling Price

\$510,000 - \$561,000

Median Unit Price

Year ending March 2017: \$579,500



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



6/2a Newberry Av BONBEACH 3196 (REI)

2 2 1

Price: \$570,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: Apartment

Agent Comments

This was an upstairs apartment which was sold at auction. Comparable being a brand new 2 bedroom apartment beachside of Nepean Highway.

1/378 Station St BONBEACH 3196 (REI/VG)

3 - -

Price: \$545,000

Method: Private Sale

Date: 30/04/2016

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

We had to extend our search of sales in the preceding 12 months.



2/378 Station St BONBEACH 3196 (VG)

- - -

Price: \$535,000

Method: Sale

Date: 01/02/2016

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

We had to extend our search of sales in the preceding 12 months.

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

1/2a Williams Grove, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000 & \$561,000

Median sale price

Median price \$579,500

Unit X

Suburb Bonbeach

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
6/2a Newberry Av BONBEACH 3196	\$570,000	22/04/2017
1/378 Station St BONBEACH 3196	\$545,000	30/04/2016
2/378 Station St BONBEACH 3196	\$535,000	01/02/2016