

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 1/15 Derby Parade, Bonbeach

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 \$830,000 & \$880,000

Median sale price

Median price \$ Property type *Townhouse* Suburb *Bonbeach*

Period - From 1 Jan 2019 to 31 Dec 2019 Source *CoreLogic*

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
1. 2/11 Alleyne Avenue Bonbeach VIC 3196	\$ 861,000	14-Dec-19
2. 1/62 Northcliffe Road Edithvale VIC 3196	\$ 975,000	27-Nov-19
3.	\$	

This Statement of Information was prepared on: 08-Jan-2020