

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

2/1 Breeze Street, Bonbeach Vic 3196

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$702,250

House

Unit

X

Suburb

Bonbeach

Period - From

01/07/2017

to

30/09/2017

Source

REIV

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 six 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
1	36 Troy St BONBEACH 3196	\$825,000	09/08/2017
2	15a Riversdale Av CARRUM 3197	\$825,000	22/07/2017
3	79 Mcleod Rd CARRUM 3197	\$807,000	11/11/2017

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 six months.



3 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



36 Troy St BONBEACH 3196 (REI/VG)

Agent Comments

3 1 -

Price: \$825,000

Method: Private Sale

Date: 09/08/2017

Rooms: 4

Property Type: House

Land Size: 644 sqm approx



15a Riversdale Av CARRUM 3197 (REI)

Agent Comments

3 2 1

Price: \$825,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 355 sqm approx

79 Mcleod Rd CARRUM 3197 (REI)

Agent Comments

3 1 2

Price: \$807,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)