

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

2/16 Golden Avenue, Bonbeach Vic 3196

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$942,500 House X Unit 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		
2		
3		

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.



 4  2  4

Rooms:

Property Type:

Land Size: 900+ sqm approx

Agent Comments

Comparable Properties



68 Chelsea Rd CHELSEA 3196 (REI)

 4  1  2

Price: \$1,075,000

Method: Private Sale

Date: 14/09/2017

Rooms: -

Property Type: House

Agent Comments

908m2 approx, own street frontage



26 Donald Gr CHELSEA 3196 (REI)

 4  3  1

Price: \$1,040,000

Method: Sold Before Auction

Date: 28/07/2017

Rooms: 5

Property Type: House (Res)

Agent Comments

810m2 approx, own street frontage

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.