hockingstuart

Daniel Wright 03 9772 7222 0414 788 828

dwright@hockingstuart.com.au

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	Hou	se 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.

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propertydata

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Rooms: Property Type: Land Size: 900+ sqm approx Agent Comments Daniel Wright 03 9772 7222 0414 788 828 dwright@hockingstuart.com.au

Indicative Selling Price \$890,000 - \$970,000 Median House Price September quarter 2017: \$942,500

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

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