# 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

#### 10/406-407 STATION STREET BONBEACH VIC 3196

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or ran betwe	°   .‰∩∠U UUU	&	\$660,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$750,000	Property type	Unit	Suburb	Bonbeach		
Median Thee	\$700,000	r topolity type	Onit	Cuburb	Donbeadh		

30 Apr 2022

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 May 2021

**A\*** 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.

to

Address of comparable property	Price	Date of sale
6/26 YORK STREET BONBEACH VIC 3196	\$640,000	29-Mar-22
4/466 STATION STREET BONBEACH VIC 3196	\$645,000	11-Mar-22
2/14 GOLDEN AVENUE BONBEACH VIC 3196	\$600,000	30-Apr-22

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 6 months.

This Statement of Information was prepared on: 12 May 2022

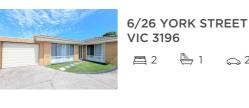


Corelogic

consumer.vic.gov.au

OBrien Real Estate

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6/26 YORK STREET BONBEACH VIC 3196	Sold Price	<sup>RS</sup> \$640,000 Sold Date 29-Mar-22
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4/466 STATION STREET BONBEACH VIC 3196

🛱 2 🖕 1 🞧 1

Sold Price	<sup>RS</sup> \$645,000 <sup>UN</sup>	Sold Date	11-Mar-22
		Distance	-

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- Control		
		V PARA
	ALS -	
	and the	March 19

2/14 GC VIC 319		VENUE BONBE	ACH Sold Price	<sup>RS</sup> \$600,000	Sold Date	30-Apr-22
	È 1	⇔ 1			Distance	0.47km

#### RS = Recent sale UN = Undisclosed Sale

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