

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

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

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

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



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**6/26 YORK STREET BONBEACH
VIC 3196**

2 1 2

Sold Price

^{RS} **\$640,000** Sold Date **29-Mar-22**

Distance -



**4/466 STATION STREET
BONBEACH VIC 3196**

2 1 1

Sold Price

^{RS} **\$645,000** ^{UN} Sold Date **11-Mar-22**

Distance -



**2/14 GOLDEN AVENUE BONBEACH
VIC 3196**

2 1 1

Sold Price

^{RS} **\$600,000** Sold Date **30-Apr-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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