

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

4/3 Trent Court, Bonbeach

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

\$760,000

&

\$810,000

Median sale price

Median price

\$635,000

Property type

Town house

Suburb

Bonbeach

Period - From

01 May 2020

to

30 Apr 2021

Source

CoreLogic

Comparable property sales

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. 5/3 Trent Crt, Bonbeach	\$755,000	04.11.2020
2. 12 Matilda Way, Bonbeach	\$920,000	30.03.2021
3. 4/53 Bondi Rd, Bonbeach	\$825,0000	28.03.2021

This Statement of Information was prepared on: 03.05.2021