

## 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

20/18-22 GOLDEN AVENUE BONBEACH VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$525,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6/34 GOLDEN AVENUE BONBEACH VIC 3196 | \$575,000 | 21-Dec-22 |
| 10/3 GOLDEN AVENUE CHELSEA VIC 3196  | \$540,000 | 11-Jan-23 |
|                                      |           |           |

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: 28 April 2023



**6/34 GOLDEN AVENUE  
BONBEACH VIC 3196**

 2  1  1

Sold Price **\$575,000** Sold Date **21-Dec-22**

Distance **0.14km**



**10/3 GOLDEN AVENUE CHELSEA  
VIC 3196**

 2  1  1

Sold Price **\$540,000** Sold Date **11-Jan-23**

Distance **0.15km**

**RS** = Recent sale **UN** = Undisclosed Sale

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