

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/11 DERBY PARADE, 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 \$590,000 & \$635,000

Median sale price

(*Delete house or unit as applicable)

Median price \$880,000 *House *Unit x Suburb BONBEACH

Period - From 1 FEB 2018 to 31 JAN 2019 Source Core Logic

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

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.

2A TROY STREET, BONBEACH	630,000	04 SEPT 2018
2/10 SHERWOOD AVE, CHELSEA	665,000	26 OCT 2018
3/19 ELLA GROVE, CHELSEA	660,000	02 NOV 2018