Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/394 Station Street, Bonbeach Vic 3196

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	ו \$595,000		&		\$650,000			
Median sale price								
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Bonbeach
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/1a Genoa Av BONBEACH 3196	\$665,000	22/01/2025
2	3/40 Bondi Rd BONBEACH 3196	\$648,000	05/12/2024
3	6/13-17 Fowler St CHELSEA 3196	\$631,000	09/11/2024

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 six months.

This Statement of Information was prepared on:

04/02/2025 09:58







Property Type: Unit Agent Comments

Indicative Selling Price \$595,000 - \$650,000 Median Unit Price Year ending December 2024: \$715,000

Comparable Properties

1/1a Genoa Av BONBEACH 3196 (REI) 2 1 1 1 Price: \$665,000 Method: Private Sale Date: 22/01/2025 Property Type: Unit	Agent Comments
3/40 Bondi Rd BONBEACH 3196 (REI) 2 1 2 1 Price: \$648,000 Method: Private Sale Date: 05/12/2024 Property Type: Villa	Agent Comments
6/13-17 Fowler St CHELSEA 3196 (REI) 2 1 1 1 Price: \$631,000 Method: Auction Sale Date: 09/11/2024 Property Type: Unit	Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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