

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

8/394 Station Street, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Bonbeach

Period - From 01/01/2024 to 31/12/2024 Source 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.

| | Address 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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 22/01/2025

Property Type: Unit



3/40 Bondi Rd BONBEACH 3196 (REI)

Agent Comments

 2  1  1

Price: \$648,000

Method: Private Sale

Date: 05/12/2024

Property Type: Villa



6/13-17 Fowler St CHELSEA 3196 (REI)

Agent Comments

 2  1  1

Price: \$631,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Unit

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