

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

6A BRIXTON STREET BONBEACH VIC 3196

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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,000

Property type

House

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

2/68 GOLDEN AVENUE BONBEACH VIC 3196	\$1,003,500	01-Dec-22
4/21 ELLA GROVE CHELSEA VIC 3196	\$955,000	01-Apr-23
1/28 TARELLA ROAD CHELSEA VIC 3196	\$997,500	16-Mar-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: 11 April 2023


**2/68 GOLDEN AVENUE
BONBEACH VIC 3196**
 3  2  2

Sold Price

\$1,003,500

Sold Date

01-Dec-22

Distance

1.13km

**4/21 ELLA GROVE CHELSEA VIC
3196**
 3  2  2

Sold Price

^{RS} **\$955,000**

Sold Date

01-Apr-23

Distance

2.5km

**1/28 TARELLA ROAD CHELSEA VIC
3196**
 3  2  1

Sold Price

^{RS} **\$997,500**

Sold Date

16-Mar-23

Distance

2.28km
RS = Recent sale

UN = Undisclosed Sale

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