# 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

### 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	\$1,175,000	&	\$1,250,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$658,500	Prop	erty type	ype Unit		Suburb	Bonbeach
Period-from	01 Apr 2022	to	31 Mar 2	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
77 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,175,000	10-Feb-23
2/2-3 GRACIE AVENUE EDITHVALE VIC 3196	\$1,300,000	10-Nov-22
2/504 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,210,000	22-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.

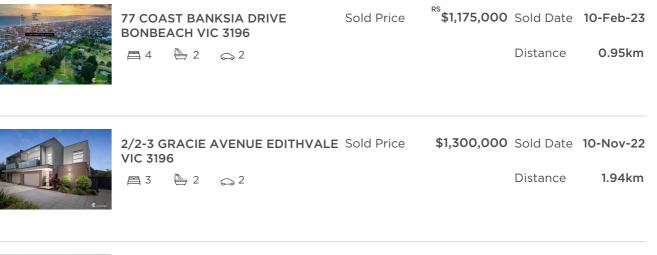
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-	2/504 NEPEAN HIGHWAY BONBEACH VIC 3196			Sold Price	<sup>RS</sup> \$1,210,000	Sold Date	22-Mar-23
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RS = Recent sale UN = Undisclosed Sale

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