

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

4/15-17 Genoa Avenue, Bonbeach Vic 3196

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$918,500

Property Type

Townhouse

Suburb

Bonbeach

Period - From

03/09/2022

to

02/09/2023

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	1/43 Golden Av CHELSEA 3196	\$1,020,000	14/07/2023
2	11 Ferrier Gr BONBEACH 3196	\$983,000	16/05/2023
3	5/432 Station St BONBEACH 3196	\$922,000	21/05/2023

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:

03/09/2023 19:34