

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/406-407 Station Street Bonbeach VIC 3196

Indicative selling price

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

Single price

\$*

or range between

\$*550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

*Unit

x

Suburb

Bonbeach

Period - From

Mar-2017

to

Feb-2018

Source

CoreLogic

Comparable property sales

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
1A/446-448 Station Street Bonbeach VIC 3196	\$590,000	07-Feb-18
2/383 Station Street Bonbeach VIC 3196	\$600,000	23-Nov-17
7/36 Golden Ave Bonbeach VIC 3196	\$600,000	21-Feb-18