

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

35 Mascot Avenue, Bonbeach Vic 3196

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,082,500

Property Type House

Suburb Bonbeach

Period - From 08/08/2022

to

07/08/2023

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	537 Station St CARRUM 3197	\$1,100,000	22/06/2023
2	12 Patterson St BONBEACH 3196	\$1,075,000	14/07/2023
3	15 Stanley St CARRUM 3197	\$1,050,000	29/07/2023

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:

08/08/2023 11:22



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
08/08/2022 - 07/08/2023: \$1,082,500

Comparable Properties



537 Station St CARRUM 3197 (REI/VG)

Agent Comments

5 3 2

Price: \$1,100,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 579 sqm approx



12 Patterson St BONBEACH 3196 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Sold Before Auction
Date: 14/07/2023
Property Type: House (Res)



15 Stanley St CARRUM 3197 (REI)

Agent Comments

4 2 3

Price: \$1,050,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 772 sqm approx