

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

10/18-22 GOLDEN AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2022

to

31 May 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

20/18-22 GOLDEN AVENUE BONBEACH VIC 3196	\$586,000	13-May-23
10/3 GOLDEN AVENUE CHELSEA VIC 3196	\$540,000	11-Jan-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: 23 June 2023



**20/18-22 GOLDEN AVENUE
BONBEACH VIC 3196**

 2  1  1

Sold Price **\$586,000** Sold Date **13-May-23**

Distance **0km**



**10/3 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price **\$540,000** Sold Date **11-Jan-23**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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