

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

75 MASCOT 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,071,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jan 2024

to

31 Dec 2024

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

38 ILMA GROVE BONBEACH VIC 3196	900000	01-Nov-24
30 MERNDA AVENUE BONBEACH VIC 3196	1020000	06-Aug-24
39 MERNDA AVENUE BONBEACH VIC 3196	1022000	24-Oct-24

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: 07 January 2025



38 ILMA GROVE BONBEACH VIC 3196

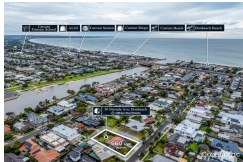
Sold Price

^{RS} **900000**

Sold Date **01-Nov-24**

 3  1  -

Distance **0.13km**



30 MERNDA AVENUE BONBEACH VIC 3196

Sold Price

1020000

Sold Date **06-Aug-24**

 3  1  1

Distance **0.26km**



39 MERNDA AVENUE BONBEACH VIC 3196

Sold Price

^{RS} **1022000**

Sold Date **24-Oct-24**

 3  1  2

Distance **0.12km**

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

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