

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 44A Cannes Avenue, Bonbeach 3196

Indicative selling price

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

Fixed Price \$1,020,000 to \$1,070,000

Median sale price

Median price \$882,500 House x Suburb Bonbeach
Period - From July 2017 to June 2018 Source CoreLogic

Comparable property sales

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
49A Broadway Bonbeach VIC 3196	\$1,045,000	17-March-18
67 Coast Banksia Drive, Bonbeach VIC 3196	\$1,050,000	17-Feb-18
9B Crown Road, Bonbeach VIC 3196	\$1,140,000	25-June-18