

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

25 COAST BANKSIA DRIVE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,250

Property type

House

Suburb

Bonbeach

Period-from

01 May 2021

to

30 Apr 2022

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

1/54 VALETTA STREET CARRUM VIC 3197	\$1,202,000	22-Dec-21
16 BREEZE STREET BONBEACH VIC 3196	\$1,230,000	04-Apr-22

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: 14 May 2022

Health and Wellbeing at Property Inspections & Auctions

Real estate professionals, the health of our valued clients and our staff is our highest priority. To ensure your wellbeing at our inspections and auctions we kindly ask you to follow these safety measures:

- All attendees are required to check in via QR code to enter the property.
- Please ensure you are wearing your mask at all times.
- Please maintain social distancing of 1.5m at all times.
- Please refrain from touching any surfaces in the property.

We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms or have been in contact with someone who is unwell.
- have been in contact with someone who has been diagnosed with or exposed to COVID-19.
- have returned from overseas in the last 14 days.
- have been in direct contact with a known person who has tested positive or exposed.

buxton

1/54 VALETTA STREET CARRUM VIC 3197

Sold Price **\$1,202,000** Sold Date **22-Dec-21**

 3  2  2

Distance **1.21km**



16 BREEZE STREET BONBEACH VIC 3196

Sold Price ^{RS} **\$1,230,000** Sold Date **04-Apr-22**

 3  2  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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