

# 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

2/16 Williams Grove, Bonbeach Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$638,000

### Median sale price\*

Median price Property Type Suburb Bonbeach

Period - From to Source

### 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	1/605 Nepean Hwy BONBEACH 3196	\$635,000	22/11/2019
2	2/523-525 Station St CARRUM 3197	\$615,000	09/01/2020
3	3/6 Harding Av BONBEACH 3196	\$590,000	01/11/2019

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:

24/03/2020 15:28

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$638,000  
**No median price available**

## Comparable Properties



**1/605 Nepean Hwy BONBEACH 3196 (REI)**

Agent Comments

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**2/523-525 Station St CARRUM 3197 (VG)**

Agent Comments

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**Price:** \$615,000  
**Method:** Sale  
**Date:** 09/01/2020  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 122 sqm approx



**3/6 Harding Av BONBEACH 3196 (REI/VG)**

Agent Comments

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**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Property Type:** Apartment  
**Land Size:** 651 sqm approx