Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale									
Address Including suburb and postcode	Including suburb and								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$580,000			&		\$638,000				
Median sale price*									
Median price			operty Type	e Sub			Subu	rb Bonbeach	
Period - From		to			Sc	ource			
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									



^{*} 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.







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)

-2

2

(2) 1

Price: \$635,000 Method: Private Sale Date: 22/11/2019

Rooms: 4

Property Type: Townhouse (Single)

Agent Comments



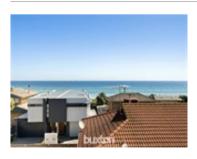
2/523-525 Station St CARRUM 3197 (VG)

Price: \$615,000 Method: Sale Date: 09/01/2020

Property Type: House - Attached House N.E.C.

Land Size: 122 sqm approx

Agent Comments



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

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Price: \$590,000 Method: Private Sale Date: 01/11/2019

Property Type: Apartment Land Size: 651 sqm approx Agent Comments

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