

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

2/49 Fowler Street, Bonbeach Vic 3196

Indicative selling price

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

Range between \$675,000

&

\$740,000

Median sale price

Median price \$702,250

House

Unit

X

Suburb Bonbeach

Period - From 01/07/2017

to

30/09/2017

Source REIV

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	2 Cross Rd CHELSEA 3196	\$740,000	13/10/2017
2	3/32 Tarella Rd CHELSEA 3196	\$715,000	17/08/2017
3	3/18 Rigby St CARRUM 3197	\$700,000	19/06/2017

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.



3 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2 Cross Rd CHELSEA 3196 (REI)

Agent Comments

3 1 1

Price: \$740,000

Method: Private Sale

Date: 13/10/2017

Rooms: 5

Property Type: Unit

Land Size: 270 sqm approx



3/32 Tarella Rd CHELSEA 3196 (REI)

Agent Comments

3 1 2

Price: \$715,000

Method: Sold Before Auction

Date: 17/08/2017

Rooms: 5

Property Type: Unit

Land Size: 334 sqm approx



3/18 Rigby St CARRUM 3197 (REI/VG)

Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 19/06/2017

Rooms: 4

Property Type: Unit

Land Size: 300 sqm approx