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

6 Milan Court 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	\$980,000	&	\$1,050,000
Single Price		\$980,000	&	\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$684,500	Prop	erty type Unit		Suburb	Bonbeach	
Period-from	01 Jul 2020	to	30 Jun 2	2021	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.

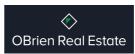
Address of compara	able property	Price	Date of sale
23 Mernda Aven	ue Bonbeach VIC 3196	\$960,000	17-Mar-21
23 Cannes Aver	nue Bonbeach VIC 3196	\$990,000	25-Mar-21
20 Walkers Road	d Carrum VIC 3197	\$1,080,000	14-May-21

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: 06 July 2021





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23 Mernda Avenue Bonbeach VIC 3196

Sold Price

\$960,000 Sold Date 17-Mar-21

Distance

0.14km



23 Cannes Avenue Bonbeach VIC 3196

Sold Price

\$990,000 Sold Date **25-Mar-21**

Distance

0.57km



20 Walkers Road Carrum VIC 3197 Sold Price

RS \$1,080,000 Sold Date 14-May-21

Distance

1.05km

= 3 ⇔ 2

RS = Recent sale

UN = Undisclosed Sale

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