

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/38 Golden Avenue 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,450

\*House

\*Unit

X

Suburb

Bonbeach

Period-from

01 Jan 2018

to

31 Dec 2018

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 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6/38 Golden Avenue Bonbeach VIC 3196 | \$525,000 | 27-Jul-18 |
| 14/38-40 Broadway Bonbeach VIC 3196  | \$530,000 | 21-Jul-18 |
| 2/13 Glenola Road Chelsea VIC 3196   | \$510,000 | 02-Dec-18 |

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.~~

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**6/38 Golden Avenue Bonbeach VIC 3196** Sold Price **\$525,000** Sold Date **27-Jul-18**

3 1 1

Distance -



**14/38-40 Broadway Bonbeach VIC 3196** Sold Price **\$530,000** Sold Date **21-Jul-18**

2 1 1

Distance **0.2km**



**2/13 Glenola Road Chelsea VIC 3196** Sold Price **\$510,000** Sold Date **02-Dec-18**

2 1 1

Distance **0.32km**

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