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

21 Derby Parade 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 \$610,000 & \$660,000 | Single Price | | | \$610,000 | & | \$660,000 | |
|---|--------------|--|--|-----------|---|-----------|--|
|---|--------------|--|--|-----------|---|-----------|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$505,000 | Prop | erty type Unit | | Suburb | Bonbeach | |
|--------------|-------------|------|----------------|------|--------|----------|-----------|
| Period-from | 01 Dec 2018 | to | 30 Nov 2 | 2019 | 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.

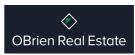
| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 48/97 Broadway Bonbeach VIC 3196 | \$620,500 | 17-Sep-19 |
| 10B Fowler Street Bonbeach VIC 3196 | \$675,000 | 23-Nov-19 |
| 1/29 Sherwood Avenue Chelsea VIC 3196 | \$650,000 | 15-Jun-19 |

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: 03 December 2019





Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au



48/97 Broadway Bonbeach VIC 3196

Sold Price

\$620,500 Sold Date **17-Sep-19**

= 3

= 2

Distance

0.2km



10B Fowler Street Bonbeach VIC

Sold Price

RS \$675,000 Sold Date 23-Nov-19

3196

Distance 0.49km



1/29 Sherwood Avenue Chelsea VIC Sold Price 3196

\$650,000 Sold Date

15-Jun-19

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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