

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Dec 2018

to

30 Nov 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.~~

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48/97 Broadway Bonbeach VIC 3196

Sold Price

\$620,500

Sold Date

17-Sep-19

3

1

1

Distance

0.2km



10B Fowler Street Bonbeach VIC 3196

Sold Price

^{RS}

\$675,000

Sold Date

23-Nov-19

2

1

1

Distance

0.49km



1/29 Sherwood Avenue Chelsea VIC 3196

Sold Price

\$650,000

Sold Date

15-Jun-19

3

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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