

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

3/15-17 GENOA 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2021

to

31 May 2022

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

2/11 ALLEYNE AVENUE BONBEACH VIC 3196	\$1,060,000	05-Feb-22
4/50 WOODBINE GROVE CHELSEA VIC 3196	\$1,050,000	23-May-22
3/55 SHERWOOD AVENUE CHELSEA VIC 3196	\$1,035,000	21-Feb-22

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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2/11 ALLEYNE AVENUE BONBEACH Sold Price
VIC 3196

3 2 1

\$1,060,000 Sold Date **05-Feb-22**

Distance **0.64km**



4/50 WOODBINE GROVE CHELSEA Sold Price
VIC 3196

3 3 1

^{RS} **\$1,050,000** Sold Date **23-May-22**

Distance **1.2km**



3/55 SHERWOOD AVENUE
CHELSEA VIC 3196

3 2 2

Sold Price ^{RS} **\$1,035,000** Sold Date **21-Feb-22**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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