

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

5/47 Patterson Street 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2018

to

31 Oct 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

11/406-407 Station Street Bonbeach VIC 3196	\$470,000	14-May-19
2/42A York Street Bonbeach VIC 3196	\$475,500	30-May-19
21/38-40 Broadway Bonbeach VIC 3196	\$465,000	25-Oct-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: 04 November 2019



**11/406-407 Station Street
Bonbeach VIC 3196**

 2  1  1

Sold Price

\$470,000

Sold Date

14-May-19

Distance

0.63km



**2/42A York Street Bonbeach VIC
3196**

 2  1  1

Sold Price

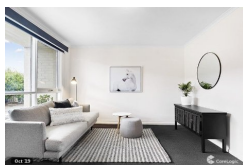
\$475,500

Sold Date

30-May-19

Distance

0.82km



**21/38-40 Broadway Bonbeach VIC
3196**

 2  1  1

Sold Price

^{RS} **\$465,000**

Sold Date

25-Oct-19

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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