

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

15b Crown Road, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$850,000

Median sale price

Median price \$892,500 Property Type Townhouse Suburb Bonbeach

Period - From 23/10/2023 to 22/10/2024 Source REIV

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
1	3/4 Myola St CARRUM 3197	\$822,000	29/08/2024
2	1/31 Bondi Rd BONBEACH 3196	\$830,500	17/07/2024
3	5/30-32 Sherwood Av CHELSEA 3196	\$810,000	13/07/2024

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.~~

This Statement of Information was prepared on:

23/10/2024 10:02



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Townhouse Price

23/10/2023 - 22/10/2024: \$892,500

Comparable Properties



3/4 Myola St CARRUM 3197 (REI/VG)

Agent Comments

3 2 5

Price: \$822,000

Method: Private Sale

Date: 29/08/2024

Property Type: Unit

Land Size: 218 sqm approx



1/31 Bondi Rd BONBEACH 3196 (REI/VG)

Agent Comments

3 1 2

Price: \$830,500

Method: Private Sale

Date: 17/07/2024

Property Type: Unit

Land Size: 258 sqm approx



5/30-32 Sherwood Av CHELSEA 3196 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Unit