

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

3/462 Station 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2019

to

30 Jun 2020

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

6/6 Harding Avenue Bonbeach VIC 3196	\$565,000	21-May-20
4/7 Graham Road Carrum VIC 3197	\$581,000	29-Mar-20
2/17 Church Road Carrum VIC 3197	\$578,000	10-Apr-20

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.~~

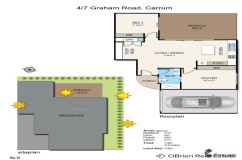
This Statement of Information was prepared on: 20 July 2020



6/6 Harding Avenue Bonbeach VIC 3196 Sold Price **\$565,000** Sold Date **21-May-20**

2 1 1

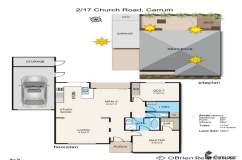
Distance **0.65km**



4/7 Graham Road Carrum VIC 3197 Sold Price **\$581,000** Sold Date **29-Mar-20**

2 1 1

Distance **1.01km**



2/17 Church Road Carrum VIC 3197 Sold Price **\$578,000** Sold Date **10-Apr-20**

2 1 1

Distance **1.23km**



2/89 Valetta Street Carrum VIC 3197 Sold Price **\$551,000** Sold Date **18-Apr-20**

2 1 1

Distance **1.36km**



5/28 Sherwood Avenue Chelsea VIC 3196 Sold Price **\$560,000** Sold Date **29-Feb-20**

2 1 1

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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