

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

13 CRAMPTON SQUARE 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

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Bonbeach

Period-from

01 June 2022

to

31 May 2023

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

13 WETLAND DRIVE PATTERSON LAKES VIC 3197	\$1,280,000	18-Nov-22
1/6 DAHMEN STREET CARRUM VIC 3197	\$1,450,000	16-Feb-23
46 PIER ONE DRIVE PATTERSON LAKES VIC 3197	\$1,600,000	01-Feb-23

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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O'Brien Real Estate

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**13 WETLAND DRIVE PATTERSON
LAKES VIC 3197**

4 2 2

Sold Price

\$1,280,000

Sold Date

18-Nov-22

Distance

0.57km



**1/6 DAHMEN STREET CARRUM VIC
3197**

4 2 3

Sold Price

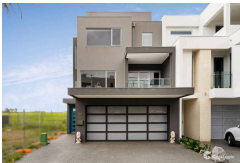
\$1,450,000

Sold Date

16-Feb-23

Distance

0.84km



**46 PIER ONE DRIVE PATTERSON
LAKES VIC 3197**

4 3 3

Sold Price

\$1,600,000

Sold Date

01-Feb-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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