

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

1/435 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Oct 2018

to

30 Sep 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

2/422 Station Street Bonbeach VIC 3196	\$503,000	14-Sep-19
8/406-407 Station Street Bonbeach VIC 3196	\$554,500	10-Aug-19
2/35 York Street Bonbeach VIC 3196	\$540,000	11-Jul-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: 08 October 2019

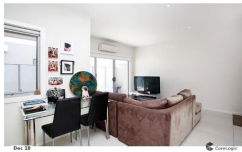


OBrien Real Estate

Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au



2/422 Station Street Bonbeach VIC 3196

Sold Price

^{RS} **\$503,000** ^{UN}

Sold Date

14-Sep-19

2 2 1

Distance

0.19km



8/406-407 Station Street Bonbeach VIC 3196

Sold Price

^{RS} **\$554,500**

Sold Date

10-Aug-19

2 1 1

Distance

0.39km



2/35 York Street Bonbeach VIC 3196

Sold Price

\$540,000

Sold Date

11-Jul-19

2 1 1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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