

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 4/464-465 Station Street, Bonbeach, VIC 3196

Indicative selling price

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

Price Range

\$540,000

&

\$594,000

Median sale price

Median price

\$658,500

Property Type

Unit

Suburb

Bonbeach (3196)

Period - From

01/03/2022

to

28/02/2023

Source

Corelogic

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
6/34 VALETTA STREET, CARRUM VIC 3197	\$565,000	23/02/2023
1/32 BROADWAY, BONBEACH VIC 3196	\$545,000	02/12/2022
2/1A GENOA AVENUE, BONBEACH VIC 3196	\$578,000	09/11/2022

This Statement of Information was prepared on: 21/03/2023