

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 1/1A Troy Street, Bonbeach, VIC 3196

Indicative selling price

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

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Bonbeach (3196)

Period - From

01/02/2023

to

31/01/2024

Source

Corelogic

Comparable property sales

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
1/42A YORK STREET, BONBEACH VIC 3196	\$600,000	21/10/2023
10/9-11 YORK STREET, BONBEACH VIC 3196	\$595,000	14/10/2023
8/9-11 YORK STREET, BONBEACH VIC 3196	\$570,000	30/08/2023

This Statement of Information was prepared on: 05/02/2024