

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

59 Patterson 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

*House

X

*Unit

Suburb

Bonbeach

Period-from

01 Sep 2018

to

31 Aug 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

16 Valetta Street Carrum VIC 3197	\$985,000	09-Mar-19
7 Stanley Street Carrum VIC 3197	\$975,000	25-May-19
25 Bondi Road Bonbeach VIC 3196	\$953,700	08-May-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: 09 September 2019

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16 Valetta Street Carrum VIC 3197

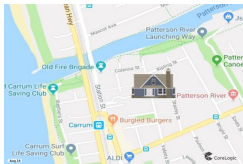
Sold Price

\$985,000

Sold Date

09-Mar-19
 3
 1
 2

Distance

0.48km

7 Stanley Street Carrum VIC 3197

Sold Price

\$975,000

Sold Date

25-May-19
 4
 2
 5

Distance

0.52km

25 Bondi Road Bonbeach VIC 3196

Sold Price

\$953,700

Sold Date

08-May-19
 3
 2
 2

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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