

## 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

70 Patterson Street Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jul 2020

to

30 Jun 2021

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

4/3 Trent Court Bonbeach VIC 3196	\$850,000	14-May-21
100 La Perouse Boulevard Bonbeach VIC 3196	\$895,000	06-Feb-21
10 Crampton Square Bonbeach VIC 3196	\$950,000	22-Jan-21

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: 06 July 2021

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**4/3 Trent Court Bonbeach VIC 3196** Sold Price

<sup>RS</sup> **\$850,000** Sold Date **14-May-21**

 3  2  1

Distance **1.66km**



**100 La Perouse Boulevard  
Bonbeach VIC 3196**

Sold Price

**\$895,000** Sold Date **06-Feb-21**

 4  2  2

Distance **1.13km**



**10 Crampton Square Bonbeach VIC 3196** Sold Price

**\$950,000** Sold Date **22-Jan-21**

 4  2  2

Distance **1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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