

# 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 1/25 Fowler Street, Bonbeach

### 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 \$830,000 & \$870,000

### Median sale price

Median price \$869,000 Property type *Townhouse* Suburb Bonbeach

Period - From 01 NOV 2019 to 31 OCT 2020 Source Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
1. 4/65 Broadway Bonbeach VIC 3196	\$825,000	11 AUG 2020
2. 1/38 Cannes Avenue Bonbeach VIC 3196	\$825,000	25 JUN 2020

This Statement of Information was prepared on: 06 NOV 2020