

## 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

35 Royal Road, Bonbeach Vic 3196

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&amp;

\$690,000

## Median sale price

Median price \$614,000

House

Unit

X

Suburb

Bonbeach

Period - From 01/04/2017

to

30/06/2017

Source

REIV

## 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 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	1/15 Cross Rd CHELSEA 3196	\$639,000	22/07/2017
2	53b Scotch Pde BONBEACH 3196	\$627,500	28/03/2017
3	1/21 Swan Wlk CHELSEA 3196	\$621,000	25/07/2017

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 six months.



2   
 1   
 1

**Rooms:****Property Type:** Unit**Land Size:** 303 sqm approx

Agent Comments

This property is on its own title on a corner block with a magnificently landscaped gardens. It is more like a house on a compact block rather than a unit. Great for the busy lifestyle or for those wanting to buy into the area but cant afford a full block of land. It is the best 2 bedroom unit that has been on the market in a long time so not many comparable sale that truly represent its value.

## Comparable Properties

**1/15 Cross Rd CHELSEA 3196 (REI)**

2   
 1   
 2

**Price:** \$639,000**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** 4**Property Type:** Unit**Land Size:** 278 sqm approx

Agent Comments

3 on the block not on its own title

**53b Scotch Pde BONBEACH 3196 (REI/VG)**

2   
 1   
 1

**Price:** \$627,500**Method:** Private Sale**Date:** 28/03/2017**Rooms:** 3**Property Type:** House

Agent Comments

2 on the block

**1/21 Swan Wik CHELSEA 3196 (REI)**

2   
 1   
 1

**Price:** \$621,000**Method:** Private Sale**Date:** 25/07/2017**Rooms:** 3**Property Type:** Unit

Agent Comments

3 on the block