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

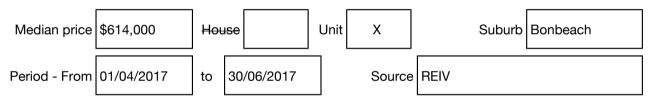
35 Royal Road, Bonbeach Vic 3196 Id le

Indicative selling price

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

Range between	\$630,000	&	\$690,000

Median sale price



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.

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

Generated: 28/08/2017 17:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart

tockingstaat/



Rooms: Property Type: Unit Land Size: 303 sqm approx Agent Comments Jo Barclay 9772 7222 0439 394 434 jbarclay@hockingstuart.com.au

> Indicative Selling Price \$630,000 - \$690,000 Median Unit Price June quarter 2017: \$614,000

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 2 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 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) 1 <td>Agent Comments 3 on the block</td>	Agent Comments 3 on the block

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

Generated: 28/08/2017 17:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

