

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

1/5 Devon Court 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2020

to

31 Jan 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

1/38 York Street Bonbeach VIC 3196	\$610,000	06-Nov-20
1/34 Broadway Bonbeach VIC 3196	\$565,000	13-Oct-20
1/14 Ella Grove Chelsea VIC 3196	\$600,000	09-Feb-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: 24 February 2021



1/38 York Street Bonbeach VIC 3196

Sold Price

\$610,000

Sold Date **06-Nov-20**

2 1 1

Distance **0.68km**



1/34 Broadway Bonbeach VIC 3196

Sold Price

\$565,000

Sold Date **13-Oct-20**

2 1 1

Distance **0.71km**



1/14 Ella Grove Chelsea VIC 3196

Sold Price

^{RS}**\$600,000**^{UN}

Sold Date **09-Feb-21**

2 1 2

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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