

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

107 LA PEROUSE BOULEVARD 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

\$1,070,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Bonbeach

Period-from

01 Nov 2021

to

31 Oct 2022

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

124 LA PEROUSE BOULEVARD BONBEACH VIC 3196	\$970,000	18-Oct-22
5/1 CANBERRA STREET PATTERSON LAKES VIC 3197	\$1,100,000	27-Sep-22
63 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197	\$995,000	16-Sep-22

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 November 2022


**124 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**
 3  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

18-Oct-22

Distance

0.09km

**5/1 CANBERRA STREET
PATTERSON LAKES VIC 3197**
 3  2  2

Sold Price

^{RS} **\$1,100,000**

Sold Date

27-Sep-22

Distance

0.63km

**63 SCARBOROUGH DRIVE
PATTERSON LAKES VIC 3197**
 3  2  2

Sold Price

^{RS} **\$995,000**

Sold Date

16-Sep-22

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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