

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

12/396-397 Station Street 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2020

to

28 Feb 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

3/11 Bath Street Chelsea VIC 3196	\$525,000	10-Oct-20
10/18-20 Avondale Avenue Chelsea VIC 3196	\$517,999	01-Oct-20
17/18-20 Avondale Avenue Chelsea VIC 3196	-	12-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: 31 March 2021



OBrien Real Estate

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3/11 Bath Street Chelsea VIC 3196

Sold Price

\$525,000

Sold Date

10-Oct-20



1



1



1

Distance

1km



10/18-20 Avondale Avenue Chelsea VIC 3196

Sold Price

\$517,999

Sold Date

01-Oct-20



1



1



1

Distance

1.24km



17/18-20 Avondale Avenue Chelsea VIC 3196

Sold Price

^{RS}

-

Sold Date

12-Feb-21



1



1



-

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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