

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

5 Banjo Circuit 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2020

to

30 Apr 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

4/3 Trent Court Bonbeach VIC 3196	\$850,000	14-May-21
14 Banjo Circuit Bonbeach VIC 3196	\$801,000	30-Mar-21
4 Banjo Circuit Bonbeach VIC 3196	\$811,000	09-Mar-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: 27 May 2021



4/3 Trent Court Bonbeach VIC 3196 Sold Price ^{RS} **\$850,000** Sold Date **14-May-21**

 3  2  1

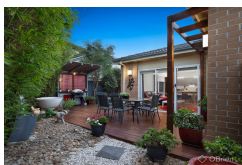
Distance **0.27km**



14 Banjo Circuit Bonbeach VIC 3196 Sold Price **\$801,000** Sold Date **30-Mar-21**

 3  2  2

Distance **0.06km**



4 Banjo Circuit Bonbeach VIC 3196 Sold Price **\$811,000** Sold Date **09-Mar-21**

 3  2  2

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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