

## 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 Crampton Square Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,110,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$917,000

Property type

House

Suburb

Bonbeach

Period-from

01 Aug 2020

to

31 Jul 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 135 La Perouse Boulevard Bonbeach VIC 3196 | \$1,100,000 | 04-May-21 |
| 5 Royal Road Bonbeach VIC 3196             | \$1,130,000 | 03-Jul-21 |
| 2 Zephyr Place Bonbeach VIC 3196           | \$1,330,000 | 23-Apr-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: 12 August 2021


**135 La Perouse Boulevard  
Bonbeach VIC 3196**
 4    2    2

Sold Price

**\$1,100,000**

Sold Date

**04-May-21**

Distance

**0.21km**

**5 Royal Road Bonbeach VIC 3196**
 3    2    1

Sold Price

<sup>RS</sup> **\$1,130,000**

Sold Date

**03-Jul-21**

Distance

**1.09km**

**2 Zephyr Place Bonbeach VIC 3196**
 4    2    2

Sold Price

**\$1,330,000**

Sold Date

**23-Apr-21**

Distance

**1.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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