

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 64 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 \$860,000 & \$910,000

Median sale price

Median price \$684,500 Property type Townhouse Suburb Bonbeach

Period - From 01 Jun 2020 to 31 May 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 six 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. 12 Matilda Way, Bonbeach VIC 3196	\$920,000	30.03.2021
2. 2/64 Coast Banksia Dr, Bonbeach VIC 3196	\$890,000	24.04.2021
3. 8A Alleyne Ave, Bonbeach VIC 3196	\$940,000	16.03.2021

This Statement of Information was prepared on: 22.06.2021