

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

7/47 Patterson 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

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 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

14/8 Maury Road Chelsea VIC 3196	\$530,000	21-Jun-21
17/334-339 Station Street Chelsea VIC 3196	\$520,000	25-May-21
3/464-465 Station Street Bonbeach VIC 3196	\$551,000	06-Jan-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: 24 June 2021



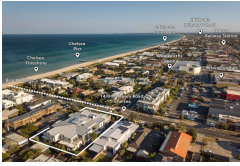
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14/8 Maury Road Chelsea VIC 3196

Sold Price

^{RS} \$530,000 ^{UN}

Sold Date

21-Jun-21

2

1

1

Distance

1.41km



17/334-339 Station Street Chelsea VIC 3196

Sold Price

^{RS} \$520,000

Sold Date

25-May-21

2

1

1

Distance

1.77km



3/464-465 Station Street Bonbeach VIC 3196

Sold Price

\$551,000

Sold Date

06-Jan-21

2

1

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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