

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

5/40 GOLDEN AVENUE 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/11 BRIXTON STREET BONBEACH VIC 3196	\$820,000	18-Mar-23
4/70 ARGYLE AVENUE CHELSEA VIC 3196	\$850,000	22-Oct-22
1/445 STATION STREET BONBEACH VIC 3196	\$810,000	10-Feb-23

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: 07 April 2023



**2/11 BRIXTON STREET BONBEACH
VIC 3196**

Sold Price

^{RS} **\$820,000**

Sold Date

18-Mar-23

 2  1  1

Distance

0.82km



**4/70 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

^{RS} **\$850,000**

Sold Date

22-Oct-22

 3  2  2

Distance

0.43km



**1/445 STATION STREET
BONBEACH VIC 3196**

Sold Price

^{RS} **\$810,000**

Sold Date

10-Feb-23

 3  2  2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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