

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

2/40 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

Other

Suburb

Bonbeach

Period-from

01 Jun 2022

to

31 May 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

1/40 GOLDEN AVENUE BONBEACH VIC 3196	\$1,080,000	14-Apr-23
1/67 SWAN WALK CHELSEA VIC 3196	\$1,100,000	19-May-23
1/23 STANLEY STREET CARRUM VIC 3197	\$1,100,000	06-Apr-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: 06 June 2023



OBrien Real Estate

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1/40 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price ^{RS} **\$1,080,000** Sold Date **14-Apr-23**

3 2 2

Distance **0.02km**



1/67 SWAN WALK CHELSEA VIC 3196

Sold Price ^{RS} **\$1,100,000** Sold Date **19-May-23**

4 3 1

Distance **1.12km**



1/23 STANLEY STREET CARRUM VIC 3197

Sold Price

Sold Date **06-Apr-23**

3 2 2

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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