

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

4/40 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

\$1,090,000

&

\$1,135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2022

to

30 Jun 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

1/67 SWAN WALK CHELSEA VIC 3196	\$1,100,000	19-May-23
1/50 WOODBINE GROVE CHELSEA VIC 3196	\$1,145,000	03-Jun-23
1/23 STANLEY STREET CARRUM VIC 3197	\$1,100,000	05-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: 21 July 2023



1/67 SWAN WALK CHELSEA VIC 3196

Sold Price

^{RS}

\$1,100,000

Sold Date

19-May-23

 4  3  1

Distance

1.14km



1/50 WOODBINE GROVE CHELSEA VIC 3196

Sold Price

^{RS}

\$1,145,000

Sold Date

03-Jun-23

 3  2  2

Distance

0.47km



1/23 STANLEY STREET CARRUM VIC 3197

Sold Price

\$1,100,000

Sold Date

05-Apr-23

 3  2  2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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