

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

86 ROYAL ROAD 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

\$880,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

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

9 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196	\$892,000	26-May-23
49 ENTERPRIZE AVENUE CHELSEA HEIGHTS VIC 3196	\$900,000	11-Mar-23
17B FIELD AVENUE EDITHVALE VIC 3196	\$900,000	17-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.~~

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9 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196

3 1 2

Sold Price

^{RS} **\$892,000** Sold Date **26-May-23**

Distance **1.14km**



49 ENTERPRIZE AVENUE CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price

\$900,000 Sold Date **11-Mar-23**

Distance **3.02km**



17B FIELD AVENUE EDITHVALE VIC 3196

3 2 2

Sold Price

Sold Date **17-Feb-23**

Distance **3.13km**



7 WATERDALE PLACE ASPENDALE GARDENS VIC 3195

3 2 2

Sold Price

^{RS} **\$910,000** Sold Date **25-May-23**

Distance **4.5km**

RS = Recent sale

UN = Undisclosed Sale

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