

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

3A ALLEYNE 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2022

to

31 Oct 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 DERBY PARADE BONBEACH VIC 3196	\$1,065,000	31-May-23
1/25 BROADWAY BONBEACH VIC 3196	\$990,000	01-Sep-23
4/15-17 GENOA AVENUE BONBEACH VIC 3196	\$960,000	07-Sep-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: 08 November 2023


**2/11 DERBY PARADE BONBEACH
VIC 3196**
 3  2  3

Sold Price

\$1,065,000

Sold Date

31-May-23

Distance

0.13km

**1/25 BROADWAY BONBEACH VIC
3196**
 3  2  2

Sold Price

^{RS} **\$990,000**

Sold Date

01-Sep-23

Distance

0.54km

**4/15-17 GENOA AVENUE
BONBEACH VIC 3196**
 3  2  2

Sold Price

^{RS} **\$960,000**

Sold Date

07-Sep-23

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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