

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

4/449 STATION STREET 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2023

to

31 Dec 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

2/7 FOWLER STREET CHELSEA VIC 3196	\$770,000	21-Dec-23
3/80 WOODBINE GROVE CHELSEA VIC 3196	\$780,000	12-Dec-23
3/23 ARGYLE AVENUE CHELSEA VIC 3196	\$800,000	08-Nov-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: 16 January 2024



**2/7 FOWLER STREET CHELSEA
VIC 3196**

Sold Price

^{RS} **\$770,000** Sold Date **21-Dec-23**

 3  1  1

Distance **1.34km**



**3/80 WOODBINE GROVE CHELSEA
VIC 3196**

Sold Price

^{RS} **\$780,000** Sold Date **12-Dec-23**

 3  2  1

Distance **1.75km**



**3/23 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

^{RS} **\$800,000** Sold Date **08-Nov-23**

 2  2  2

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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