

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

1/1 HARDING LANE 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

\$1,290,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,147,500

Property type

House

Suburb

Bonbeach

Period-from

01 Mar 2023

to

29 Feb 2024

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 LORD WEAVER GROVE BONBEACH VIC 3196	\$1,450,000	20-Feb-24
3/590 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,385,000	16-Dec-23
3A MARINA GROVE BONBEACH VIC 3196	\$1,500,000	07-Oct-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: 12 March 2024



**2 LORD WEAVER GROVE
BONBEACH VIC 3196**

 3  2  2

Sold Price ^{RS} **\$1,450,000** ^{UN} Sold Date **20-Feb-24**

Distance **0.09km**



**3/590 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 3  2  2

Sold Price **\$1,385,000** Sold Date **16-Dec-23**

Distance **0.59km**



**3A MARINA GROVE BONBEACH
VIC 3196**

 3  2  1

Sold Price **\$1,500,000** Sold Date **07-Oct-23**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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