

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

3/437 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

3/38 GOLDEN AVENUE BONBEACH VIC 3196	\$565,000	29-Feb-24
1/9-11 YORK STREET BONBEACH VIC 3196	\$520,000	09-Dec-23
5/26 GLENOLA ROAD CHELSEA VIC 3196	\$545,000	05-Feb-24

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: 06 March 2024



**3/38 GOLDEN AVENUE
BONBEACH VIC 3196**

 2  1  1

Sold Price

^{RS}

\$565,000

Sold Date

29-Feb-24

Distance

0.99km



**1/9-11 YORK STREET BONBEACH
VIC 3196**

 2  1  1

Sold Price

\$520,000

Sold Date

09-Dec-23

Distance

0.54km



**5/26 GLENOLA ROAD CHELSEA
VIC 3196**

 2  1  1

Sold Price

^{RS}

\$545,000

^{UN}

Sold Date

05-Feb-24

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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