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<br>Including suburb and postcode | 3/6 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 | $795,000 | & | $845,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $705,000 | Property type | Unit | Suburb | Bonbeach |
| Period-from | 01 Aug 2023 | to | 31 Jul 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 |
|---|---|---|
| 2/20 BERRY AVE, EDITHVALE VIC 3196 | $835,000 | 2012 Jul 24 |
| 2/15 YORD ST, BONBEACH VIC 3196 | $775,000 | 14 Aug 24 |
| 5/538 NEPEAN HWY, BONBEACH VIC 3196 | $810,000 | 23 Sept 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.~~

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OBrien Real Estate

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**2/13 CROWN ROAD BONBEACH VIC 3196**

2 2 1

Sold Price RS **$870,000** Sold Date **25-May-24**

Distance **0.31km**

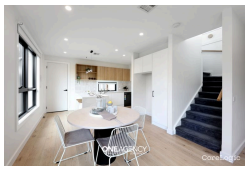


**4/95 BROADWAY BONBEACH VIC 3196**

2 2 1

Sold Price RS **$795,000** UN Sold Date **30-Mar-24**

Distance **0.35km**



**2/8 GLENBROOK AVENUE BONBEACH VIC 3196**

2 3 2

Sold Price **$1,085,000** Sold Date **12-Apr-24**

Distance **0.15km**

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

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