

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

12 Matilda Way, Bonbeach

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

\$770,000

&

\$810,000

Median sale price

Median price

\$900,000

Property type

Town house

Suburb

Bonbeach

Period - From

01 Mar 2020

to

28 Feb 2021

Source

CoreLogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 4 Banjo Circuit, Bonbeach	\$811,000	09.03.2021
2. 44 Banjo Circuit, Bonbeach	\$770,000	02.03.2021
3. 32 Banjo Circuit, Bonbeach	\$791,600	29.01.2021

OR

This Statement of Information was prepared on: 22.03.2021