

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

2/20 CANNES 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

\$995,000

&

\$1,094,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

2/16 CANNES AVENUE BONBEACH VIC 3196	\$1,105,000	07-Jun-26
1/472 STATION STREET BONBEACH VIC 3196	\$1,060,000	04-Jun-26
1/9 MYOLA STREET CARRUM VIC 3197	\$1,135,000	27-May-26

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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Nicola Stacey
P 03 9772 7077
M 0411 236 501
E nicola.stacey@obrienrealestate.com.au



2/16 CANNES AVENUE BONBEACH VIC 3196 Sold Price **\$1,105,000** Sold Date **07-Jun-26**

 4  2  1

Distance **0.04km**



1/472 STATION STREET BONBEACH VIC 3196 Sold Price **\$1,060,000** Sold Date **04-Jun-26**

 3  2  2

Distance **0.73km**



1/9 MYOLA STREET CARRUM VIC 3197 Sold Price **\$1,135,000** Sold Date **27-May-26**

 4  3  2

Distance **1.43km**

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

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