

## 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

7 Crampton Square Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,030,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bonbeach

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 1 Crampton Square Bonbeach VIC 3196      | \$1,049,000 | 04-Jun-20 |
| 43 Coast Banksia Drive Bonbeach VIC 3196 | \$967,500   | 30-Jul-20 |
| 47A Mascot Avenue Bonbeach VIC 3196      | \$1,040,000 | 11-Apr-20 |

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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**1 Crampton Square Bonbeach VIC 3196**

Sold Price

**\$1,049,000**

Sold Date

**04-Jun-20**

4

2

2

Distance

**0.09km**



**43 Coast Banksia Drive Bonbeach VIC 3196**

Sold Price

<sup>RS</sup> **\$967,500** <sup>UN</sup>

Sold Date

**30-Jul-20**

3

2

2

Distance

**1.1km**



**47A Mascot Avenue Bonbeach VIC 3196**

Sold Price

**\$1,040,000**

Sold Date

**11-Apr-20**

3

2

1

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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