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	8/32 Golden 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	$475,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jan 2020	to	31 Dec 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
2/28 Sherwood Avenue Chelsea VIC 3196	$485,000	08-Jan-21
3/43 Patterson Street Bonbeach VIC 3196	$492,000	16-Dec-20
6/32 Golden Avenue Bonbeach VIC 3196	$500,000	25-Aug-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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OBrien Real Estate
Ebony Warnecke
M 0452093030
E ebony.warnecke@obrienrealestate.com.au



2/28 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price RS **$485,000** Sold Date **08-Jan-21**

Distance **0.52km**



3/43 Patterson Street Bonbeach VIC 3196

2 1 1

Sold Price RS **$492,000** Sold Date **16-Dec-20**

Distance **1.1km**



6/32 Golden Avenue Bonbeach VIC 3196

2 1 1

Sold Price **$500,000** Sold Date **25-Aug-20**

Distance **-**

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

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