

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

3/35 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2020

to

28 Feb 2021

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

5/421 Station Street Bonbeach VIC 3196	\$703,000	28-Nov-20
627A Nepean Highway Carrum VIC 3197	\$755,500	24-Feb-21

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.

This Statement of Information was prepared on: 25 March 2021



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5/421 Station Street Bonbeach VIC 3196

Sold Price

\$703,000

Sold Date

28-Nov-20

2

2

1

Distance

0.31km



627A Nepean Highway Carrum VIC 3197

Sold Price

^{RS}
\$755,500

Sold Date

24-Feb-21

2

2

1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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