

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 33 Coast Banksia Drive, Bonbeach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$850,000 & \$910,000

Median sale price

Median price \$900,000 Property type Townhouse Suburb Chelsea

Period - From 01 NOV 2019 to 31 OCT 2020 Source CORELOGIC

Comparable property sales

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. 43 Coast Banksia Drive, Bonbeach	\$967,000	30 JULY 2020
2. 1/29 Mascot Ave, Bonbeach	\$885,000	11 JULY 2020
3. 105 La Perouse Blvd, Bonbeach	\$904,000	03 OCT 2020

This Statement of Information was prepared on: 17 NOV 2020