

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 19B Patterson Street, Bonbeach

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 \$740,000 & \$800,000

Median sale price

Median price \$842,500 Property type Townhouse Suburb Bonbeach

Period - From 1 May 2019 to 30 Apr 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 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 13 Royal Rd, Bonbeach	\$754,000	30.04.2020
2 4/61 Broadway, Bonbeach	\$740,000	19.04.2020
3 15A Crown Rd, Bonbeach	\$850,000	14.01.2020

OR

This Statement of Information was prepared on: 18th May 2020

38A Scotch Pde