

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

2/11 Derby Parade 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Bonbeach

Period-from

01 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 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

1/15 Derby Parade Bonbeach VIC 3196	\$918,000	02-Feb-20
20B Scotch Parade Chelsea VIC 3196	\$910,000	09-Nov-19
2/11 Alleyne Avenue Bonbeach VIC 3196	\$861,000	14-Dec-19

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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1/15 Derby Parade Bonbeach VIC 3196

Sold Price

\$918,000

Sold Date **02-Feb-20**

4 2 2

Distance **0.03km**



20B Scotch Parade Chelsea VIC 3196

Sold Price

\$910,000

Sold Date **09-Nov-19**

3 2 2

Distance **0.13km**



2/11 Alleyne Avenue Bonbeach VIC 3196

Sold Price

\$861,000

Sold Date **14-Dec-19**

3 2 1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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