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	5/32 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	$490,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,750	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2023	to	31 Oct 2024	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
2/45 SHERWOOD AVENUE CHELSEA VIC 3196	$550,000	30-Oct-24
5/31 ARGYLE AVENUE CHELSEA VIC 3196	$554,000	19-Oct-24
4/8 YORK STREET BONBEACH VIC 3196	$508,000	15-Oct-24

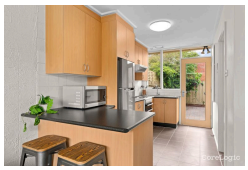
OR

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: 11 November 2024

OBrien Real Estate

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2/45 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 -

Sold Price RS $550,000 Sold Date 30-Oct-24

Distance 0.63km



5/31 ARGYLE AVENUE CHELSEA VIC 3196

2 1 -

Sold Price RS $554,000 Sold Date 19-Oct-24

Distance 0.36km



4/8 YORK STREET BONBEACH VIC 3196

2 1 1

Sold Price RS $508,000 Sold Date 15-Oct-24

Distance 0.49km



3/32 BROADWAY BONBEACH VIC 3196

2 1 2

Sold Price $560,000 Sold Date 15-Aug-24

Distance 0.2km

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

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