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	3/3 HARDING 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	$690,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jul 2022	to	30 Jun 2023	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
4/378 STATION STREET BONBEACH VIC 3196	$680,000	19-Jun-23
4/531 STATION STREET CARRUM VIC 3197	$698,000	25-Apr-23
2/35 CANNES AVENUE BONBEACH VIC 3196	$702,500	24-Jan-23

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: 10 August 2023

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4/378 STATION STREET BONBEACH VIC 3196

2 2 1

Sold Price RS **$680,000** UN Sold Date **19-Jun-23**

Distance **0.53km**



4/531 STATION STREET CARRUM VIC 3197

2 2 1

Sold Price **$698,000** Sold Date **25-Apr-23**

Distance **1.66km**



2/35 CANNES AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$702,500** Sold Date **24-Jan-23**

Distance **0.45km**

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

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