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	107 LA PEROUSE BOULEVARD 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	$1,040,000	&	$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,240,000	Property type	House	Suburb	Bonbeach
Period-from	01 Nov 2021	to	31 Oct 2022	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
124 LA PEROUSE BOULEVARD BONBEACH VIC 3196	$970,000	18-Oct-22
5/1 CANBERRA STREET PATTERSON LAKES VIC 3197	$1,100,000	27-Sep-22
63 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197	$995,000	16-Sep-22

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: 13 December 2022

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124 LA PEROUSE BOULEVARD BONBEACH VIC 3196

3 2 2

Sold Price RS $970,000 Sold Date 18-Oct-22

Distance 0.09km



5/1 CANBERRA STREET PATTERSON LAKES VIC 3197

3 2 2

Sold Price RS $1,100,000 Sold Date 27-Sep-22

Distance 0.63km



63 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197

3 2 2

Sold Price RS $995,000 Sold Date 16-Sep-22

Distance 0.47km

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

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