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	2/15 Alleyne 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	$860,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Sep 2020	to	31 Aug 2021	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
3/31 Ella Grove Chelsea VIC 3196	$925,000	15-Sep-21
86 Royal Road Bonbeach VIC 3196	$900,000	11-Sep-21

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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3/31 Ella Grove Chelsea VIC 3196

3 2 2

Sold Price RS **$925,000** Sold Date **15-Sep-21**

Distance **1.96km**



86 Royal Road Bonbeach VIC 3196

3 3 2

Sold Price RS **$900,000** Sold Date **11-Sep-21**

Distance **0.37km**

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

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