Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/20 PATTERSON STREET, BONBEACH

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$	or range between	$745,000	&	$780,000

Median sale price

Median price	$875,000	*House	X	*Unit		Suburb	BONBEACH
Period - From	APRIL 2017		MARCH 2018			Source	Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 1/28 Cannes Ave, Bonbeach	$755,000	5 May 2018
2. 1/43 Scotch Pde, Bonbeach	$793,000	6 JAN 2017
3. 19A Patterson Street, Bonbeach	$793,000	5 May 2018

OBrien Real Estate