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	2/6 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	$850,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 May 2022	to	30 Apr 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
2/68 GOLDEN AVENUE BONBEACH VIC 3196	$1,003,500	01-Dec-22
3/25 FOWLER STREET BONBEACH VIC 3196	$903,000	04-May-23
3/9 FOWLER STREET CHELSEA VIC 3196	$816,100	29-Apr-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.~~

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2/68 GOLDEN AVENUE BONBEACH VIC 3196

3 2 2

Sold Price **$1,003,500** Sold Date **01-Dec-22**

Distance **0.06km**



3/25 FOWLER STREET BONBEACH VIC 3196

3 2 1

Sold Price RS **$903,000** Sold Date **04-May-23**

Distance **0.19km**



3/9 FOWLER STREET CHELSEA VIC 3196

3 2 2

Sold Price RS **$816,100** Sold Date **29-Apr-23**

Distance **0.26km**

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

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