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	36 Troy Street, Bonbeach 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median price	$836,000	*House	x	*Unit		Suburb	Bonbeach
Period - From	July 2016	to	June 2017			Source	Core Logic

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 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. 5 Broadway , Bonbeach 3196	$860,000	June 2017
2. 6 Derby Parade, Bonbeach 3196	$880,000	April 2017
3. 4 Fowler St, Chelsea 3196	$820,000	March 2017

OBrien Real Estate