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	26 Mernda Avenue, Bonbeach

Indicative selling price

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

Single price		or range between	$990,000	& $1,085,000

Median sale price

Median price	$852,000	*House	X	*Unit		Suburb	BONBEACH
Period - From	1 Nov 2016	to	06 Nov 2017			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. 2 Royal Rd, BONBEACH	$1,031,000	28 OCT 2017
2. 37 Mernda Ave, BONBEACH	$965,000	23 Sept 2017
3. 19 Brixton St, BONBEACH	$1,120,000	11 Nov 2017

OBrien Real Estate