OBrien Real Estate
Ebony Warnecke
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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	11 Mernda 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	$830,000	& $890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	*House	X	~~*Unit~~		Suburb	Bonbeach
Period-from	01 Mar 2018	to	28 Feb 2019			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 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
35 Mernda Avenue Bonbeach VIC 3196	$875,000	11-Feb-19
23 Breeze Street Bonbeach VIC 3196	$875,000	25-Oct-18
10 Warren Street Bonbeach VIC 3196	$845,000	26-Oct-18

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 six months.~~

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35 Mernda Avenue Bonbeach VIC 3196

4 2 2

Sold Price RS **$875,000** Sold Date **11-Feb-19**

Distance **0.22km**



23 Breeze Street Bonbeach VIC 3196

2 2 2

Sold Price **$875,000** Sold Date **25-Oct-18**

Distance **0.23km**



10 Warren Street Bonbeach VIC 3196

3 1 5

Sold Price **$845,000** Sold Date **26-Oct-18**

Distance **0.38km**

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

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