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	8/466 Station Street 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	$510,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2018	to	31 Oct 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 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
1/435 Station Street Bonbeach VIC 3196	$560,500	18-Oct-19
8/406-407 Station Street Bonbeach VIC 3196	$554,500	10-Aug-19
4/17 York Street Bonbeach VIC 3196	$533,000	09-Nov-19

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.~~

This Statement of Information was prepared on: 18 November 2019

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1/435 Station Street Bonbeach VIC 3196

2 1 1

Sold Price RS **$560,500** Sold Date **18-Oct-19**

Distance **0.42km**



8/406-407 Station Street Bonbeach VIC 3196

2 1 1

Sold Price **$554,500** Sold Date **10-Aug-19**

Distance **0.79km**



4/17 York Street Bonbeach VIC 3196

2 1 1

Sold Price RS **$533,000** UN Sold Date **09-Nov-19**

Distance **0.97km**

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

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