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	44 Banjo Circuit, Bonbeach

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	$750,000	&	$800,000

Median sale price

Median price	$900,000	Property type	*House*	Suburb	Bonbeach
Period - From	01 Feb 2020	to	31 Jan 2021	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. 32 Banjo Circuit, Bonbeach	$791,600	29.01.2021
2. 4/5 Genoa Ave, Bonbeach	$808,000	29.01.2021
3. 5/3 Trent Crt, Bonbeach	$755,000	04.11.2020

This Statement of Information was prepared on: 15 February 2021