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	12/396-397 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$613,750	Property type	Unit	Suburb	Bonbeach
Period-from	01 Mar 2020	to	28 Feb 2021	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.

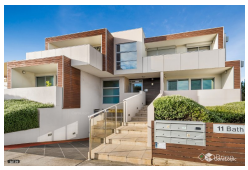
Address of comparable property	Price	Date of sale
3/11 Bath Street Chelsea VIC 3196	$525,000	10-Oct-20
10/18-20 Avondale Avenue Chelsea VIC 3196	$517,999	01-Oct-20
17/18-20 Avondale Avenue Chelsea VIC 3196	-	12-Feb-21

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: 31 March 2021

OBrien Real Estate
Tanja Neven - Jones
P 9772 7077
M 0408 664 429
E t.nevenjones@obrienrealestate.com.au



3/11 Bath Street Chelsea VIC 3196 Sold Price **$525,000** Sold Date **10-Oct-20**

1 1 1 Distance **1km**



10/18-20 Avondale Avenue Chelsea VIC 3196 Sold Price **$517,999** Sold Date **01-Oct-20**

1 1 1 Distance **1.24km**



17/18-20 Avondale Avenue Chelsea VIC 3196 Sold Price **RS - ** Sold Date **12-Feb-21**

1 1 - Distance **1.24km**

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

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