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	1/437 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	$595,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2021	to	31 Oct 2022	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
3/2 YORK STREET BONBEACH VIC 3196	$630,000	20-Nov-22
5/394-395 STATION STREET BONBEACH VIC 3196	$625,000	09-Nov-22
1/19 GOLDEN AVENUE CHELSEA VIC 3196	$642,500	22-Sep-22

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: 28 November 2022

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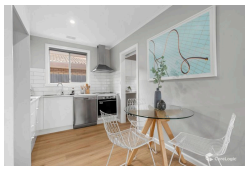


3/2 YORK STREET BONBEACH VIC 3196

2 1 2

Sold Price RS **$630,000** Sold Date **20-Nov-22**

Distance **0.47km**



5/394-395 STATION STREET BONBEACH VIC 3196

2 1 1

Sold Price RS **$625,000** Sold Date **09-Nov-22**

Distance **0.62km**



1/19 GOLDEN AVENUE CHELSEA VIC 3196

2 1 2

Sold Price RS **$642,500** Sold Date **22-Sep-22**

Distance **1.04km**

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

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