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	2/18-22 GOLDEN 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Dec 2022	to	30 Nov 2023	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
7/34 GOLDEN AVENUE BONBEACH VIC 3196	$634,000	28-Nov-23
18 STAYNER STREET CHELSEA VIC 3196	$669,000	09-Dec-23
12/26 VALETTA STREET CARRUM VIC 3197	$680,000	09-Sep-23

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: 19th January 2024

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7/34 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$634,000** Sold Date **28-Nov-23**

Distance **0.15km**



18 STAYNER STREET CHELSEA VIC 3196

2 1 1

Sold Price RS **$669,000** Sold Date **09-Dec-23**

Distance **1.45km**



12/26 VALETTA STREET CARRUM VIC 3197

2 1 1

Sold Price **$680,000** Sold Date **09-Sep-23**

Distance **1.75km**

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

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