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	4/14 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	$450,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2023	to	31 Oct 2024	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
10/38-40 BROADWAY BONBEACH VIC 3196	$450,000	14-Aug-24
1/18 ARGYLE AVENUE CHELSEA VIC 3196	$525,000	28-Oct-24
2/1-5 DOBELL DRIVE CHELSEA VIC 3196	$510,000	02-Oct-24

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: 04 November 2024

OBrien Real Estate

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10/38-40 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$450,000** Sold Date **14-Aug-24**

Distance **0.3km**

1/18 ARGYLE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price RS **$525,000** Sold Date **28-Oct-24**

Distance **0.31km**



2/1-5 DOBELL DRIVE CHELSEA VIC 3196

2 1 1

Sold Price RS **$510,000** Sold Date **02-Oct-24**

Distance **1.82km**

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

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