Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/40 Mascot 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	$*795,000	&	$874,500

Median sale price

(*Delete house or unit as applicable)

Median price	$725,000	*House		*Unit	X	Suburb	BONBEACH
Period - From	23/7/2017	to	22/1/2018	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. 2/19 Troy Street, Bonbeach	$844,500	9/1/2018
2. 1/15-17 Genoa Avenue, Bonbeach	$775,000	26/8/2017
3. 1/21 Cannes Avenue, Bonbeach	$888,000	16/8/2017

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 six months.