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<br>Including suburb and postcode | 1/8 HARDING 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 | $1,400,000 | & | $1,450,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,147,500 | Property type | House | Suburb | Bonbeach |
| Period-from | 01 Mar 2023 | to | 29 Feb 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.

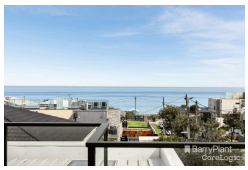
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 7/538 NEPEAN HIGHWAY BONBEACH VIC 3196 | $1,330,000 | 14-Nov-23 |
| 3A MARINA GROVE BONBEACH VIC 3196 | $1,500,000 | 07-Oct-23 |
| 14 SHENFIELD AVENUE BONBEACH VIC 3196 | $1,590,000 | 05-Jan-24 |

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: 09 March 2024

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**7/538 NEPEAN HIGHWAY BONBEACH VIC 3196**

3 3 3

Sold Price **$1,330,000** Sold Date **14-Nov-23**

Distance **0.09km**



**3A MARINA GROVE BONBEACH VIC 3196**

3 2 1

Sold Price **$1,500,000** Sold Date **07-Oct-23**

Distance **0.15km**



**14 SHENFIELD AVENUE BONBEACH VIC 3196**

3 1 2

Sold Price RS **$1,590,000** Sold Date **05-Jan-24**

Distance **0.42km**

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

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