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	4/47 PATTERSON 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	$490,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2022	to	31 Oct 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
6/334-339 STATION STREET CHELSEA VIC 3196	$553,000	06-Sep-23
3/27 BROADWAY BONBEACH VIC 3196	$505,000	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: 27 November 2023

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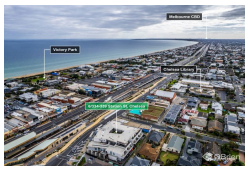

6/334-339 STATION STREET CHELSEA VIC 3196

2 1 1

Sold Price **$553,000** Sold Date **06-Sep-23**

Distance **1.77km**



3/27 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price RS **$505,000** Sold Date **09-Sep-23**

Distance **1.02km**

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

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