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	7/422 STATION 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	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,500	Property type	Unit	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
10/9-11 YORK STREET BONBEACH VIC 3196	$595,000	14-Oct-23
2/6 HARDING AVENUE BONBEACH VIC 3196	$580,000	24-Oct-23
1/1A TROY STREET BONBEACH VIC 3196	$565,000	12-Mar-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: 25 March 2024

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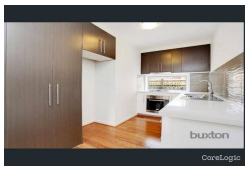
10/9-11 YORK STREET BONBEACH VIC 3196

2 1 1

Sold Price **$595,000** Sold Date **14-Oct-23**

Distance **0.37km**



2/6 HARDING AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$580,000** Sold Date **24-Oct-23**

Distance **0.2km**



1/1A TROY STREET BONBEACH VIC 3196

2 1 1

Sold Price RS **$565,000** Sold Date **12-Mar-24**

Distance **0.74km**

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

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