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	2/5 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	$870,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,165,000	Property type	Other	Suburb	Bonbeach
Period-from	01 Jul 2023	to	30 Jun 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
4/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196	$960,000	15-Mar-24
5/444 STATION STREET BONBEACH VIC 3196	$930,000	01-May-24
1/4 TRUE AVENUE CARRUM VIC 3197	$950,000	02-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 July 2024

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4/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196

3 2 2

Sold Price **$960,000** Sold Date **15-Mar-24**

Distance **0.2km**



5/444 STATION STREET BONBEACH VIC 3196

3 2 2

Sold Price RS **$930,000** Sold Date **01-May-24**

Distance **0.45km**



1/4 TRUE AVENUE CARRUM VIC 3197

3 2 2

Sold Price **$950,000** Sold Date **02-Mar-24**

Distance **0.51km**

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

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