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	40 Ilma Grove, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,167,500 Property Type House Suburb Bonbeach

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	71 Glenola Rd CHELSEA 3196	$1,555,000	13/07/2024
2			
3			

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.

This Statement of Information was prepared on: 04/11/2024 12:21

40 Ilma Grove, Bonbeach Vic 3196



4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending September 2024: $1,167,500

Comparable Properties



71 Glenola Rd CHELSEA 3196 (REI)

4 2 3

Price: $1,555,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House
Land Size: 670 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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