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	1B Mernda Avenue, Bonbeach, VIC 3196

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,120,000 Property Type House Suburb Bonbeach

Period - From 06/06/2024 to 05/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 40 Ilma Grove Bonbeach Vic 3196	$1,675,000	2024-11-26
2 71 Glenola Road Chelsea Vic 3196	$1,555,000	2024-07-13
3 2a Fowler Street Chelsea Vic 3196	$1,400,000	2024-11-18

This Statement of Information was prepared on: 06/12/2024