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	1/1a Genoa Avenue, Bonbeach VIC 3196

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $720,750 Property Type Unit Suburb Bonbeach

Period - From 08/07/2024 to 06/01/2025 Source core_logic

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

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.

Address of comparable property	Price	Date of sale
4/24 Glenola Road, Chelsea, Vic 3196	$605,000	2024-09-12
2/5 Golden Avenue, Chelsea, Vic 3196	$625,000	2024-08-14
5/1A Genoa Avenue, Bonbeach, Vic 3196	$660,000	2024-08-15

This Statement of Information was prepared on: 08/01/2025