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	4a Alleyne Avenue, Bonbeach VIC 3196

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $720,750 Property Type Unit Suburb Bonbeach

Period - From 02/11/2024 to 01/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/37 Royal Road Bonbeach VIC 3196	$820,000	03/03/2025
1/42 Sherwood Avenue, Chelsea, Vic 3196	$855,000	19/03/2025
24 Glenbrook Avenue Bonbeach VIC 3196	$875,000	19/11/2024

This Statement of Information was prepared on: 02/05/2025