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	3/62 GOLDEN 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	$715,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
6/62 GOLDEN AVENUE BONBEACH VIC 3196	$700,000	03-Apr-25

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: 18 August 2025

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6/62 GOLDEN AVENUE BONBEACH VIC 3196

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Sold Price **$700,000** Sold Date **03-Apr-25**

Distance **0km**

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

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