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	2/64 COAST BANKSIA DRIVE 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~~		or range between	$995,000	&	$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Apr 2023	to	31 Mar 2024	Source	Corelogic

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
1 ALLEYNE AVENUE BONBEACH VIC 3196	$985,000	09-Apr-24
3/49 GOLDEN AVENUE CHELSEA VIC 3196	$910,000	04-Apr-24
2/74 ARGYLE AVENUE CHELSEA VIC 3196	$1,042,500	05-Mar-24

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.~~

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1 ALLEYNE AVENUE BONBEACH VIC 3196

3 2 1

Sold Price RS $985,000 UN

Sold Date 09-Apr-24

Distance 0.9km



3/49 GOLDEN AVENUE CHELSEA VIC 3196

3 2 2

Sold Price RS $910,000

Sold Date 04-Apr-24

Distance 0.98km



2/74 ARGYLE AVENUE CHELSEA VIC 3196

3 2 2

Sold Price RS $1,042,500

Sold Date 05-Mar-24

Distance 1.2km

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

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