

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

2/406-407 STATION STREET 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/40A BROADWAY BONBEACH VIC 3196	\$617,500	26-Aug-23
2/464-465 STATION STREET BONBEACH VIC 3196	\$630,000	30-Jul-23
4/24 GOLDEN AVENUE BONBEACH VIC 3196	\$620,000	08-Jun-23

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 October 2023

**1/40A BROADWAY BONBEACH
VIC 3196**

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Sold Price **\$617,500** Sold Date **26-Aug-23**Distance **0.52km****2/464-465 STATION STREET
BONBEACH VIC 3196**

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Sold Price **\$630,000** Sold Date **30-Jul-23**Distance **0.78km****4/24 GOLDEN AVENUE
BONBEACH VIC 3196**

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Sold Price **\$620,000** Sold Date **08-Jun-23**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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