

## 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

23A BRIXTON STREET BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,119,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

Townhouse

Suburb

Bonbeach

Period-from

01 Aug 2023

to

31 Jul 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

31A MELALEUCA DRIVE CARRUM VIC 3197	\$1,255,000	20-Jul-24
2/57 WOODBINE GROVE CHELSEA VIC 3196	\$1,100,000	06-Apr-24
44B CHELSEA ROAD CHELSEA VIC 3196	\$1,250,000	19-May-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.

This Statement of Information was prepared on: 07 September 2024

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**31A MELALEUCA DRIVE CARRUM  
VIC 3197**

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Sold Price

<sup>RS</sup>**\$1,255,000**

Sold Date

**20-Jul-24**

Distance

**1.1km****2/57 WOODBINE GROVE CHELSEA  
VIC 3196**

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Sold Price

**\$1,100,000**

Sold Date

**06-Apr-24**

Distance

**1.3km****44B CHELSEA ROAD CHELSEA VIC  
3196**

🛏️ 3 🚿 2 🚗 1

Sold Price

<sup>RS</sup>**\$1,250,000**

Sold Date

**19-May-24**

Distance

**1.57km****RS** = Recent sale**UN** = Undisclosed Sale

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