

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 1/5 Devon Court, Bonbeach Vic 3196

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$730,000

**Median sale price**

Median price \$711,250 Property Type Unit Suburb Bonbeach  
Period - From 01/10/2023 to 31/12/2023 Source REIV

**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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/62 Bondi Rd BONBEACH 3196	\$710,000	06/01/2024
2	2/12 Broadway BONBEACH 3196	\$695,000	29/07/2023
3	7/34 Golden Av BONBEACH 3196	\$634,000	28/11/2023

**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 six months.~~

This Statement of Information was prepared on: 25/01/2024 10:00