

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

\$1,040,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2023

to

29 Feb 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

2/23 STANLEY STREET CARRUM VIC 3197	\$1,050,000	17-Nov-23
105 LA PEROUSE BOULEVARD BONBEACH VIC 3196	\$1,050,000	19-Oct-23
50 BLANTYRE AVENUE CHELSEA VIC 3196	\$1,090,000	07-Oct-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: 22 March 2024



**2/23 STANLEY STREET CARRUM
VIC 3197**

 3  3  2

Sold Price **\$1,050,000** Sold Date **17-Nov-23**

Distance **1.08km**



**105 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**

 3  2  2

Sold Price Sold Date **19-Oct-23**

Distance **0.84km**



**50 BLANTYRE AVENUE CHELSEA
VIC 3196**

 3  2  2

Sold Price **\$1,090,000** Sold Date **07-Oct-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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