

## 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

21 FERRIER GROVE 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

\$995,000

&

\$1,065,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/16 CANNES AVENUE BONBEACH VIC 3196

\$1,075,000

02-Dec-24

106 LA PEROUSE BOULEVARD BONBEACH VIC 3196

\$1,017,500

13-Feb-25

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: 06 March 2025

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**2/16 CANNES AVENUE BONBEACH VIC 3196** Sold Price **\$1,075,000** Sold Date **02-Dec-24**

 4  2  2

Distance **1.08km**



**106 LA PEROUSE BOULEVARD BONBEACH VIC 3196** Sold Price <sup>RS</sup> **\$1,017,500** Sold Date **13-Feb-25**

 4  2  2

Distance **0km**

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

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