

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

3/38 GOLDEN AVENUE 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

\$545,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2023

to

31 Dec 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

8/9-11 YORK STREET BONBEACH VIC 3196	570000	30-Aug-23
2/13 GLENOLA ROAD CHELSEA VIC 3196	555000	22-Jul-23
10/18-22 GOLDEN AVENUE BONBEACH VIC 3196	555000	15-Jul-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: 09 January 2024



**8/9-11 YORK STREET BONBEACH
VIC 3196**

 2  1  1

Sold Price

570000

Sold Date **30-Aug-23**

Distance **0.48km**



**2/13 GLENOLA ROAD CHELSEA
VIC 3196**

 2  1  1

Sold Price

555000

Sold Date **22-Jul-23**

Distance **0.32km**



**10/18-22 GOLDEN AVENUE
BONBEACH VIC 3196**

 2  1  1

Sold Price

Sold Date **15-Jul-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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