Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/396 Station Street, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$495,000						

Median sale price

Median price	\$695,000	Pro	operty Type Unit	i i	Subur	Bonbeach
Period - From	01/04/2023	to	31/03/2024	Sou	rce 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 sixmonths 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		
3		

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.

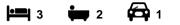
This Statement of Information was prepared on:

13/05/2024 16:46



buxton





Property Type: Unit Agent Comments Indicative Selling Price \$495,000 Median Unit Price Year ending March 2024: \$695,000

Comparable Properties

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.

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