

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 38 Ilma Grove, Bonbeach, VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,095,000 Property type House Suburb BONBEACH
Period - From 25/01/2023 to 24/01/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2 Ilma Grove Bonbeach Vic 3196	\$1,070,000	2023-12-06
2 37a Westley Street Carrum Vic 3197	\$1,030,000	2023-11-18
3 15 Millicent Avenue Carrum Vic 3197	\$1,003,100	2023-09-27

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

