

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/421 Station Street Bonbeach, 3196
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Indicative selling price

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

Range between	\$580,000 & \$638,000
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Median sale price

Median price	\$697,000	Property Type	UNIT	Suburb	BONBEACH
Period - From	01-May-2023	to	30-Apr-2024	Source	Corelogic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	7/2a Newberry Avenue, Bonbeach VIC 3196	\$625,000	24-Jan-2024
2	3/378 Station Street, Bonbeach VIC 3196	\$630,000	06-May-2024
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 31-May-2024 at 12:05:35 PM EST