

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

6 Royal Road, Bonbeach Vic 3196

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Bonbeach

Period - From 21/12/2022 to 20/12/2023 Source 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 six 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
1	6 Joyce St CARRUM 3197	\$980,000	29/07/2023
2	1 Linton Cl CHELSEA HEIGHTS 3196	\$950,000	16/09/2023
3	21 Mulkarra Dr CHELSEA 3196	\$945,000	04/11/2023

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:

21/12/2023 16:18

6 Royal Road, Bonbeach Vic 3196



Property Type:
Divorce/Estate/Family Transfers
Land Size: 574 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$979,000
Median House Price
21/12/2022 - 20/12/2023: \$1,202,500

Comparable Properties



6 Joyce St CARRUM 3197 (REI/VG)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 445 sqm approx



1 Linton Ct CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 539 sqm approx



21 Mulkarra Dr CHELSEA 3196 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 04/11/2023
Property Type: House

Account - Jellis Craig



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