

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

4/398 STATION STREET 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

\$840,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---------------------------------------|--------|-----------|
| 2/54 SHERWOOD AVENUE CHELSEA VIC 3196 | 885000 | 28-Nov-24 |
| 2/26 BONDI ROAD BONBEACH VIC 3196 | 850000 | 26-Oct-24 |
| | | |

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: 05 March 2025

**2/54 SHERWOOD AVENUE
CHELSEA VIC 3196**

Sold Price

885000Sold Date **28-Nov-24**

3 2 2

Distance **1.04km****2/26 BONDI ROAD BONBEACH VIC
3196**

Sold Price

850000Sold Date **26-Oct-24**

3 2 2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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