

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

3/443 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2020

to

28 Feb 2021

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

7/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$600,000	24-Oct-20
3/46 Church Road Carrum VIC 3197	\$655,000	11-Nov-20
25/74-76 Gladesville Boulevard Patterson Lakes VIC 3197	\$580,000	12-Jan-21

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: 30 March 2021



7/3 Inner Harbour Drive Patterson Lakes VIC 3197

Sold Price **\$600,000** Sold Date **24-Oct-20**

 2  2  1

Distance **1.7km**



3/46 Church Road Carrum VIC 3197

Sold Price **\$655,000** Sold Date **11-Nov-20**

 2  2  1

Distance **1.74km**



25/74-76 Gladesville Boulevard Patterson Lakes VIC 3197

Sold Price **\$580,000** Sold Date **12-Jan-21**

 2  2  1

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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