

# 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

46 Troy Street, Bonbeach Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$820,000 Property Type House Suburb Bonbeach

Period - From 01/10/2018 to 30/09/2019 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	5 Warren St BONBEACH 3196	\$1,100,000	16/11/2019
2	10 The Waterfront BONBEACH 3196	\$1,100,000	18/11/2019
3	36a Troy St BONBEACH 3196	\$1,050,000	14/09/2019

**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:

10/01/2020 12:00



4 2 1

**Property Type:** House (Res)  
**Land Size:** 580 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2019: \$820,000

## Comparable Properties



**5 Warren St BONBEACH 3196 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** House (Res)



**10 The Waterfront BONBEACH 3196 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** House

**36a Troy St BONBEACH 3196 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 307 sqm approx