

# 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 20a Derby Parade, 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 \$670,000 & \$710,000

### Median sale price

Median price \$828,000 Property Type Unit Suburb Bonbeach

Period - From 01/07/2020 to 30/09/2020 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 | 1B Harold St BONBEACH 3196     | \$691,000 | 24/10/2020   |
| 2 | 1/7-9 True Av CARRUM 3197      | \$672,500 | 24/10/2020   |
| 3 | 86 Mcleod Rd CARRUM 3197       | \$671,000 | 06/08/2020   |

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: 27/10/2020 15:04



3   2   2

**Property Type:** Townhouse  
**Land Size:** 461 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$710,000  
**Median Unit Price**  
September quarter 2020: \$828,000

## Comparable Properties



**1B Harold St BONBEACH 3196 (REI)**

**Agent Comments**

3   2   2

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 24/10/2020  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx



**1/7-9 True Av CARRUM 3197 (REI)**

**Agent Comments**

2   1   1

**Price:** \$672,500  
**Method:** Auction Sale  
**Date:** 24/10/2020  
**Property Type:** House (Res)  
**Land Size:** 328 sqm approx



**86 Mcleod Rd CARRUM 3197 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 06/08/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 481 sqm approx