

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

5/1A GENOA AVENUE 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2023

to

30 Jun 2024

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

4/40 YORK STREET BONBEACH VIC 3196	\$697,000	28-Feb-24
2 BANKSIA COURT CHELSEA VIC 3196	\$682,000	23-Mar-24
4/7 GRAHAM ROAD CARRUM VIC 3197	\$682,500	24-Apr-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: 26 July 2024



4/40 YORK STREET BONBEACH VIC 3196

Sold Price **\$697,000** Sold Date **28-Feb-24**

 2  1  1

Distance **0.15km**

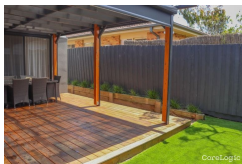


2 BANKSIA COURT CHELSEA VIC 3196

Sold Price **\$682,000** Sold Date **23-Mar-24**

 2  1  1

Distance **1.01km**



4/7 GRAHAM ROAD CARRUM VIC 3197

Sold Price **\$682,500** Sold Date **24-Apr-24**

 2  1  1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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