

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1/43 Scotch 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) (\*Delete single price or range as applicable)

Single price

\$799,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$836,500

\*House

x

\*Unit

Suburb

Bonbeach

Period - From

1 Jul 2016

to

31 Jul 2017

Source

Core Logic

### 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. 1/23 Bondi Rd, Bonbeach	\$836,000	5 June 2017
2. 56B Glenola Rd, Chelsea	\$830,000	25 May 2017
3. 2/29 Glenola Rd, Chelsea	\$880,000	10 April 2017



O'Brien Real Estate