

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

1/20 CANNES 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

\$1,320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2024

to

30 Apr 2025

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

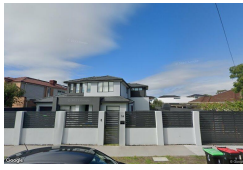
1/16 CANNES AVENUE BONBEACH VIC 3196	\$1,102,000	01-May-25
7 ILMA GROVE BONBEACH VIC 3196	\$1,342,000	26-Apr-25
1/22 ARGYLE AVENUE CHELSEA VIC 3196	\$1,140,000	29-Mar-25

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: 13 May 2025

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**1/16 CANNES AVENUE BONBEACH
VIC 3196**

 3  2  -

Sold Price

^{RS} **\$1,102,000**

Sold Date

01-May-25

Distance

0.04km



**7 ILMA GROVE BONBEACH VIC
3196**

 3  2  1

Sold Price

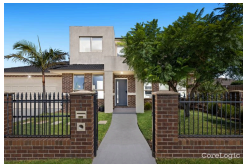
^{RS} **\$1,342,000**

Sold Date

26-Apr-25

Distance

0.53km



**1/22 ARGYLE AVENUE CHELSEA
VIC 3196**

 4  2  2

Sold Price

^{RS} **\$1,140,000**

Sold Date

29-Mar-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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