

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

8 Ilma Grove, Bonbeach, VIC 3196

Indicative selling price

\$ 880,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 874,250

House

*Delete house or unit as applicable

Suburb
BONBEACH

Period
25/11/2018 - 24/05/2019

Source
Price Finder

Comparable property sales

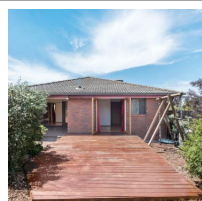
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**12 MERNDA AVENUE
BONBEACH**

4 2 2

Agents Advice - Sale *\$830,000
Date Sold 01/05/2019
Land 642 sqm



**60 PATTERSON STREET
BONBEACH**

3 2 4

Normal Sale \$826,000
Date Sold 12/03/2019
Land 697 sqm



**36 PATTERSON STREET
BONBEACH**

4 2 3

Agents Advice - Sale *\$880,500
Date Sold 04/05/2019
Land 698 sqm