

# 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

22 La Perouse Boulevard, Bonbeach, VIC 3196

### Indicative selling price

Single Price or Range between

**\$750,000 - \$825,000**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$770,000</b>	Property Type <b>House</b>	Suburb <b>BONBEACH</b>
Period From <b>16/04/2019</b>	Period To <b>16/10/2019</b>	Source <b>Core Logic</b>

### 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

	<b>1/6 RIGBY STREET CARRUM</b>  Price \$799,000 Date of Sale 21/09/2019 Land 292 sqm	4  2  2 
	<b>13 CRAMPTON SQUARE BONBEACH</b>  Price \$850,000 Date of Sale 20/06/2019 Land 316 sqm	3  2  2 
	<b>126 LA PEROUSE BOULEVARD BONBEACH</b>  Price \$790,000 Date of Sale 02/06/2019 Land 251 sqm	3  2  2 

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