

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

1/36 GOLDEN 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2024

to

31 May 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

2/13 GOLDEN AVENUE CHELSEA VIC 3196	\$637,500	10-May-25
3/17-19 BROADWAY BONBEACH VIC 3196	\$670,000	14-Mar-25
4/12 ARGYLE AVENUE CHELSEA VIC 3196	\$667,000	11-Jun-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: 28 June 2025



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**2/13 GOLDEN AVENUE CHELSEA
VIC 3196**

2 1 1

Sold Price

^{RS}

\$637,500

Sold Date

10-May-25

Distance

0.18km



**3/17-19 BROADWAY BONBEACH
VIC 3196**

2 1 1

Sold Price

\$670,000

Sold Date

14-Mar-25

Distance

0.22km



**4/12 ARGYLE AVENUE CHELSEA
VIC 3196**

2 1 1

Sold Price

^{RS}

\$667,000

Sold Date

11-Jun-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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