

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

2/12 GLENBROOK AVENUE, BONBEACH

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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$829,000

*House

x

*Unit

Suburb

BONBEACH

Period - From

1st Sept 2016

to

4th Sept 2017

Source

Core logic

Comparable property sales

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. 2/29 Glenola Rd, Chelsea	\$880,000	18 APR 2017
2. 56B Glenola Rd, Chelsea	\$830,000	25 MAY 2017
3. 2/62 Broadway, Bonbeach	\$780,000	29 JUL 2017



O'Brien Real Estate