

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

1/21 Bondi Road, Bonbeach Vic 3196

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$895,000 Property Type Townhouse Suburb Bonbeach

Period - From 20/06/2023 to 19/06/2024 Source REIV

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 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	2/57 Woodbine Gr CHELSEA 3196	\$1,100,000	06/04/2024
2	5/31-33 Canberra St PATTERSON LAKES 3197	\$1,080,000	02/03/2024
3	2/74 Argyle Av CHELSEA 3196	\$1,042,500	05/03/2024

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 six months.~~

This Statement of Information was prepared on:

20/06/2024 14:38



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Townhouse Price
20/06/2023 - 19/06/2024: \$895,000

Comparable Properties

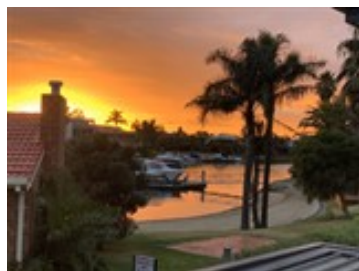


2/57 Woodbine Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 06/04/2024
Property Type: Townhouse (Res)



5/31-33 Canberra St PATTERSON LAKES 3197 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 02/03/2024
Property Type: Townhouse (Res)



2/74 Argyle Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$1,042,500
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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