

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

1/31 BONDI ROAD 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2023

to

31 May 2024

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

1/12 GOLDEN AVENUE BONBEACH VIC 3196	\$800,000	04-Oct-23
2/56 GOLDEN AVENUE BONBEACH VIC 3196	\$721,500	06-Jun-24
89A BROADWAY BONBEACH VIC 3196	\$770,000	17-Oct-23

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: 26 June 2024



**1/12 GOLDEN AVENUE BONBEACH
VIC 3196**

3 1 1

Sold Price

\$800,000

Sold Date

04-Oct-23

Distance

0.53km



**2/56 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 2

Sold Price

^{RS} **\$721,500**

Sold Date

06-Jun-24

Distance

0.68km



**89A BROADWAY BONBEACH VIC
3196**

3 1 1

Sold Price

\$770,000

Sold Date

17-Oct-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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