

# 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

2/62 Bondi Road, Bonbeach Vic 3196

### Indicative selling price

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

Range between \$640,000 & \$700,000

### Median sale price

Median price \$687,500 Property Type Unit Suburb Bonbeach

Period - From 26/12/2022 to 25/12/2023 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	4/23 Glenola Rd CHELSEA 3196	\$686,000	28/09/2023
2	3/63 Bondi Rd BONBEACH 3196	\$675,000	13/12/2023
3	14 Stayner Ct CHELSEA 3196	\$675,000	12/11/2023

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:

26/12/2023 20:19

2/62 Bondi Road, Bonbeach Vic 3196



 2  1  1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

26/12/2022 - 25/12/2023: \$687,500

## Comparable Properties



**4/23 Glenola Rd CHELSEA 3196 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$686,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** Unit



**3/63 Bondi Rd BONBEACH 3196 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Villa

**Land Size:** 298 sqm approx



**14 Stayner Ct CHELSEA 3196 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 12/11/2023

**Property Type:** Unit

**Land Size:** 197 sqm approx

**Account - Jellis Craig**



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