

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 \$1,100,000 & \$1,210,000

Median sale price

Median price \$875,000 Property Type Townhouse Suburb Bonbeach

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	16 Walkers Rd CARRUM 3197	\$1,139,000	12/10/2024
2	2/20 Patterson St BONBEACH 3196	\$1,100,000	02/08/2024
3	13/1 Canberra St PATTERSON LAKES 3197	\$1,200,000	28/07/2024

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: 03/12/2024 11:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
03/12/2023 - 02/12/2024: \$875,000

Comparable Properties



16 Walkers Rd CARRUM 3197 (REI)

Agent Comments



Price: \$1,139,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)



2/20 Patterson St BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 02/08/2024
Property Type: Townhouse (Single)
Land Size: 202 sqm approx



13/1 Canberra St PATTERSON LAKES 3197 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 28/07/2024
Property Type: Townhouse (Res)

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