# 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 betweer	n \$1,100,000		&		\$1,210,000				
Median sale p	rice								
Median price	\$875,000	Pro	operty Type	Том	nhouse		Suburb	Bonbeach	
Period - From	03/12/2023	to	02/12/2024		So	urce	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.

Ado	dress 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





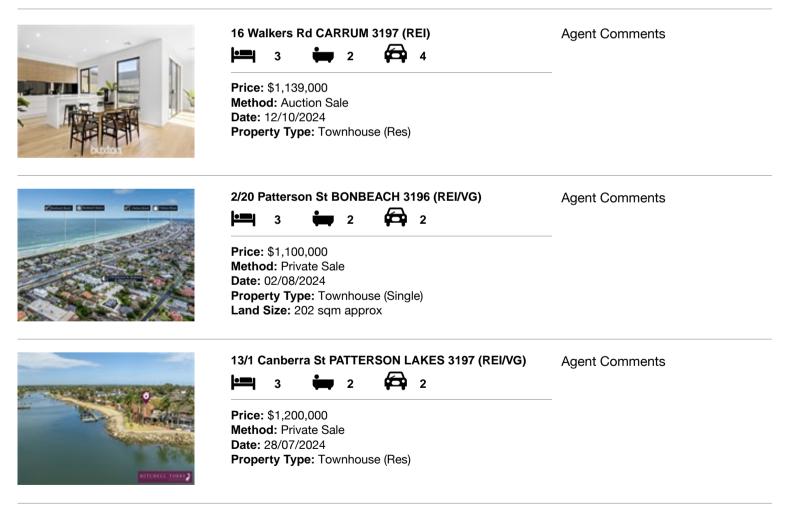
Peter Liu 0451367278 peter.liu@raywhite.com





**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**



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.