

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

3/406-407 STATION STREET 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

\$559,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2024

to

31 Dec 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

3/40 BONDI ROAD BONBEACH VIC 3196	\$648,000	05-Dec-24
3/62 BONDI ROAD BONBEACH VIC 3196	\$660,000	12-Nov-24
4/10 GOLDEN AVENUE BONBEACH VIC 3196	\$618,000	21-Sep-24

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: 31 January 2025

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3/40 BONDI ROAD BONBEACH VIC 3196 Sold Price ^{RS} **\$648,000** ^{UN} Sold Date **05-Dec-24**

2 1 1

Distance **0.35km**



3/62 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$660,000** Sold Date **12-Nov-24**

2 1 1

Distance **0.56km**



4/10 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price **\$618,000** Sold Date **21-Sep-24**

2 1 1

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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