

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

68 Bonanza Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,270,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2021

to 30/09/2021

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	194 Charman Rd CHELTENHAM 3192	\$1,730,000	27/09/2021
2	363 Balcombe Rd BEAUMARIS 3193	\$1,700,000	25/09/2021
3	123 Oak St BEAUMARIS 3193	\$1,700,000	15/09/2021

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:

18/11/2021 15:13



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
September quarter 2021: \$2,270,000

Comparable Properties



194 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,730,000
Method: Sold Before Auction
Date: 27/09/2021
Property Type: House (Res)



363 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 25/09/2021
Property Type: House (Res)
Land Size: 613 sqm approx



123 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 15/09/2021
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Greg Hocking Bayside Living | P: 95890222