

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

70 LA PEROUSE BOULEVARD 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

\$945,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Bonbeach

Period-from

01 Aug 2021

to

31 Jul 2022

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

| | | |
|---|-----------|-----------|
| 66 LA PEROUSE BOULEVARD BONBEACH VIC 3196 | \$980,000 | 25-Sep-21 |
| 17 DUNK CRESCENT BONBEACH VIC 3196 | \$980,000 | 11-Nov-21 |
| 3 FERRIER GROVE BONBEACH VIC 3196 | \$955,000 | 24-Oct-21 |

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: 15 August 2022


**66 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**
 3  2  2

Sold Price

\$980,000

Sold Date

25-Sep-21

Distance

0.02km

**17 DUNK CRESCENT BONBEACH
VIC 3196**
 3  2  2

Sold Price

Sold Date

11-Nov-21

Distance

0.03km

**3 FERRIER GROVE BONBEACH VIC
3196**
 3  2  4

Sold Price

\$955,000

Sold Date

24-Oct-21

Distance

0.19km

**28 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**
 3  2  2

Sold Price

\$945,000

Sold Date

22-Oct-21

Distance

0.25km

**12 FERRIER GROVE BONBEACH
VIC 3196**
 3  2  2

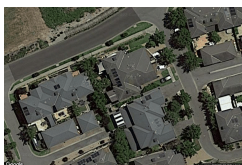
Sold Price

\$960,500

Sold Date

06-Nov-21

Distance

0.28km

**20 FERRIER GROVE BONBEACH
VIC 3196**
 4  2  3

Sold Price

\$975,000

Sold Date

04-Feb-22

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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