

## 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

9 ALLEYNE AVENUE BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Bonbeach

Period-from

01 Nov 2021

to

31 Oct 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

|                                 |             |           |
|---------------------------------|-------------|-----------|
| 39 BONDI ROAD BONBEACH VIC 3196 | \$1,040,000 | 08-Jun-22 |
| 91 BROADWAY BONBEACH VIC 3196   | \$1,100,000 | 12-May-22 |
|                                 |             |           |

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: 09 November 2022



**39 BONDI ROAD BONBEACH VIC 3196**

Sold Price

**\$1,040,000**

Sold Date

**08-Jun-22**



3



1



2

Distance

**0.6km**



**91 BROADWAY BONBEACH VIC 3196**

Sold Price

**\$1,100,000**

Sold Date

**12-May-22**



3



1



4

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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