

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

3/61 Bondi Road 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

\$800,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/61 Bondi Road Bonbeach VIC 3196	\$811,000	25-Sep-21
4/53 Bondi Road Bonbeach VIC 3196	\$825,000	28-Mar-21
3/5 Genoa Avenue Bonbeach VIC 3196	\$815,000	10-Feb-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.~~

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2/61 Bondi Road Bonbeach VIC 3196

2 1 1

Sold Price

^{RS} **\$811,000**

Sold Date

25-Sep-21

Distance

0.01km



4/53 Bondi Road Bonbeach VIC 3196

3 2 2

Sold Price

\$825,000

Sold Date

28-Mar-21

Distance

0.08km



3/5 Genoa Avenue Bonbeach VIC 3196

3 2 2

Sold Price

\$815,000

Sold Date

10-Feb-21

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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