

## 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

3/40 Bondi Road 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2/62 Bondi Road Bonbeach VIC 3196 | \$615,500 | 03-Jun-20 |
| 4/24 Broadway Bonbeach VIC 3196   | \$560,000 | 20-Jul-20 |
| 1/27 Broadway Bonbeach VIC 3196   | \$510,000 | 18-Jul-20 |

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: 14 October 2020



**2/62 Bondi Road Bonbeach VIC 3196**

Sold Price

**\$615,500**

Sold Date **03-Jun-20**

 2  1  1

Distance **0.22km**



**4/24 Broadway Bonbeach VIC 3196**

Sold Price

**\$560,000**

Sold Date **20-Jul-20**

 2  1  1

Distance **0.35km**



**1/27 Broadway Bonbeach VIC 3196**

Sold Price

**\$510,000**

Sold Date **18-Jul-20**

 2  1  2

Distance **0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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