

## 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

62 Coast Banksia Drive 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2020

to

31 Jul 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

10/64 Coast Banksia Drive Bonbeach VIC 3196	\$990,000	05-Feb-21
8/64 Coast Banksia Drive Bonbeach VIC 3196	\$995,000	03-Mar-21
33 Coast Banksia Drive Bonbeach VIC 3196	\$951,500	25-Nov-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: 05 August 2021



**10/64 Coast Banksia Drive  
Bonbeach VIC 3196**

 3  2  2

Sold Price **\$990,000** Sold Date **05-Feb-21**

Distance **0.03km**



**8/64 Coast Banksia Drive Bonbeach  
VIC 3196**

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Sold Price **\$995,000** Sold Date **03-Mar-21**

Distance **0.03km**



**33 Coast Banksia Drive Bonbeach  
VIC 3196**

 3  2  2

Sold Price **\$951,500** Sold Date **25-Nov-20**

Distance **0.09km**



**61 Coast Banksia Drive Bonbeach  
VIC 3196**

 4  2  2

Sold Price **\$1,060,000** Sold Date **05-Oct-20**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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