

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

4/8 Bondi Road, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$635,000

&

\$695,000

Median sale price

Median price \$739,950

Property Type Unit

Suburb Bonbeach

Period - From 01/04/2020

to 31/03/2021

Source REIV

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 six 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
1	12/372-373 Station St CHELSEA 3196	\$640,000	27/05/2021
2	1/52 Thames Prm CHELSEA 3196	\$652,000	13/04/2021
3	46a Swan Wlk CHELSEA 3196	\$651,600	30/03/2021

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 six months.~~

This Statement of Information was prepared on:

15/07/2021 12:29



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$635,000 - \$695,000

Median Unit Price

Year ending March 2021: \$739,950

Comparable Properties



12/372-373 Station St CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 27/05/2021
Property Type: Unit

1/52 Thames Pm CHELSEA 3196 (VG)

Agent Comments

2 - -

Price: \$652,000
Method: Sale
Date: 13/04/2021
Property Type: Flat/Unit/Apartment (Res)



46a Swan Wik CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$651,600
Method: Private Sale
Date: 30/03/2021
Property Type: Unit
Land Size: 234 sqm approx