

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

5/1A GENOA AVENUE 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2023

to

31 Mar 2024

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	\$710,000	06-Jan-24
4/40 YORK STREET BONBEACH VIC 3196	\$697,000	28-Feb-24
3/95 BROADWAY BONBEACH VIC 3196	\$710,000	22-Mar-24

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: 11 April 2024



2/62 BONDI ROAD BONBEACH VIC 3196

Sold Price

^{RS}

\$710,000

Sold Date

06-Jan-24

2

1

2

Distance

0.15km



4/40 YORK STREET BONBEACH VIC 3196

Sold Price

\$697,000

Sold Date

28-Feb-24

2

1

1

Distance

0.15km



3/95 BROADWAY BONBEACH VIC 3196

Sold Price

^{RS}

\$710,000

Sold Date

22-Mar-24

2

1

2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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