

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 LA PEROUSE BOULEVARD 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

\$865,000

&

\$951,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Bonbeach

Period-from

01 Sep 2023

to

31 Aug 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

76 LA PEROUSE BOULEVARD BONBEACH VIC 3196		03-May-24
105 LA PEROUSE BOULEVARD BONBEACH VIC 3196	1050000	19-Oct-23
3 DUNK CRESCENT BONBEACH VIC 3196	865000	27-Oct-23

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: 20 September 2024



76 LA PEROUSE BOULEVARD BONBEACH VIC 3196

3 2 2

Sold Price

Sold Date **03-May-24**

Distance **0.44km**



105 LA PEROUSE BOULEVARD BONBEACH VIC 3196

3 2 2

Sold Price

1050000 Sold Date **19-Oct-23**

Distance **0.57km**



3 DUNK CRESCENT BONBEACH VIC 3196

3 2 2

Sold Price

865000 Sold Date **27-Oct-23**

Distance **0.51km**



64 LA PEROUSE BOULEVARD BONBEACH VIC 3196

3 2 2

Sold Price

920000 Sold Date **14-Jan-24**

Distance **0.37km**



4 DUNK CRESCENT BONBEACH VIC 3196

3 2 2

Sold Price

875000 Sold Date **30-Apr-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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