

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

2/26 Bondi Road, Bonbeach Vic 3196

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$701,000

Property Type Unit

Suburb Bonbeach

Period - From 01/07/2023

to 30/06/2024

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	5/3 Trent Ct BONBEACH 3196	\$840,000	22/07/2024
2	2/39 Argyle Av CHELSEA 3196	\$850,000	18/07/2024
3	1/31 Bondi Rd BONBEACH 3196	\$830,500	17/07/2024

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:

17/09/2024 09:43



 3
  2
  2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median Unit Price
 Year ending June 2024: \$701,000

Comparable Properties



5/3 Trent Ct BONBEACH 3196 (REI)

Agent Comments

 3
  2
  -

Price: \$840,000
Method: Sold Before Auction
Date: 22/07/2024
Property Type: Townhouse (Res)

2/39 Argyle Av CHELSEA 3196 (VG)

Agent Comments

 3
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Price: \$850,000
Method: Sale
Date: 18/07/2024
Property Type: Flat/Unit/Apartment (Res)



1/31 Bondi Rd BONBEACH 3196 (REI)

Agent Comments

 3
  1
  2

Price: \$830,500
Method: Private Sale
Date: 17/07/2024
Property Type: Unit
Land Size: 258 sqm approx