

# 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

1/21 Bondi Road, Bonbeach Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,210,000

### Median sale price

Median price \$875,000

Property Type Townhouse

Suburb Bonbeach

Period - From 03/12/2023

to

02/12/2024

Source Property Data

### 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 | 16 Walkers Rd CARRUM 3197             | \$1,139,000 | 12/10/2024   |
| 2 | 2/20 Patterson St BONBEACH 3196       | \$1,100,000 | 02/08/2024   |
| 3 | 13/1 Canberra St PATTERSON LAKES 3197 | \$1,200,000 | 28/07/2024   |

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:

03/12/2024 11:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median Townhouse Price**  
03/12/2023 - 02/12/2024: \$875,000

## Comparable Properties



**16 Walkers Rd CARRUM 3197 (REI)**

Agent Comments



**Price:** \$1,139,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** Townhouse (Res)



**2/20 Patterson St BONBEACH 3196 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 02/08/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 202 sqm approx



**13/1 Canberra St PATTERSON LAKES 3197 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 28/07/2024  
**Property Type:** Townhouse (Res)

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222