

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

5/34 BONDI ROAD 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 OCT 2021

to

30 SEPT 2022

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

2/42 YORK STREET BONBEACH VIC 3196	\$527,500	27 AUG 22
2/59 BLANTYRE AVENUE VIC 3196	\$460,000	30 JUL 22
3/18 BROADWAY BONBEACH VIC 3196	\$520,000	14 JUL 22

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.

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**8/462 STATION STREET
BONBEACH VIC 3196**

Sold Price

^{RS}

\$562,000

Sold Date

18-Feb-22

2

1

1

Distance

0.74km



**4/32 BROADWAY BONBEACH VIC
3196**

Sold Price

^{RS}

\$565,000

Sold Date

25-Jun-22

2

1

2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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