

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

2/36 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2021

to

30 Jun 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

3/367-369 NEPEAN HIGHWAY CHELSEA VIC 3196	\$895,000	18-Feb-22
5/297 STATION STREET CHELSEA VIC 3196	\$855,000	16-Mar-22
1/13 BRIDGES AVENUE EDITHVALE VIC 3196	\$890,000	12-Feb-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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**3/367-369 NEPEAN HIGHWAY
CHELSEA VIC 3196**

3 2 2

Sold Price

\$895,000

Sold Date

18-Feb-22

Distance

1.67km



**5/297 STATION STREET CHELSEA
VIC 3196**

3 2 2

Sold Price

\$855,000

Sold Date

16-Mar-22

Distance

1.76km



**1/13 BRIDGES AVENUE EDITHVALE
VIC 3196**

3 2 2

Sold Price

\$890,000

Sold Date

12-Feb-22

Distance

2.64km

RS = Recent sale

UN = Undisclosed Sale

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