

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 ROYAL 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Bonbeach

Period-from

01 Sep 2021

to

31 Aug 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

459-460 STATION STREET BONBEACH VIC 3196	\$875,000	20-Aug-22
75 BONDI ROAD BONBEACH VIC 3196	\$900,000	07-Jul-22
67 FOWLER STREET BONBEACH VIC 3196	\$957,000	18-May-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.~~

This Statement of Information was prepared on: 27 September 2022


**459-460 STATION STREET
BONBEACH VIC 3196**
 3  2  1

Sold Price

^{RS}
\$875,000

Sold Date **20-Aug-22**

Distance

1.04km

**75 BONDI ROAD BONBEACH VIC
3196**
 3  1  2

Sold Price

^{RS}
\$900,000
^{UN}

Sold Date **07-Jul-22**

Distance

0.05km

**67 FOWLER STREET BONBEACH
VIC 3196**
 3  1  2

Sold Price

\$957,000

Sold Date **18-May-22**

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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