

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

2/55 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2022

to

31 Jan 2023

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

13 SCOTCH PARADE CHELSEA VIC 3196	\$690,000	07-Sep-22
25 AIRLIE GROVE SEAFORD VIC 3198	\$720,000	26-Oct-22
10/131-139 KINROSS AVENUE EDITHVALE VIC 3196	\$705,000	02-Oct-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: 15 February 2023



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13 SCOTCH PARADE CHELSEA VIC 3196

Sold Price

\$690,000

Sold Date

07-Sep-22

2

1

1

Distance

0.96km



25 AIRLIE GROVE SEAFORD VIC 3198

Sold Price

\$720,000

Sold Date

26-Oct-22

2

1

1

Distance

3.48km



**10/131-139 KINROSS AVENUE
EDITHVALE VIC 3196**

Sold Price

\$705,000

Sold Date

02-Oct-22

2

1

1

Distance

3.09km

RS = Recent sale

UN = Undisclosed Sale

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