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	4/5 Genoa Avenue 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	$780,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jan 2020	to	31 Dec 2020	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
1/38 Cannes Avenue Bonbeach VIC 3196	$825,000	25-Jun-20
68 Bondi Road Bonbeach VIC 3196	$820,000	10-Nov-20
1/41 Royal Road Bonbeach VIC 3196	$828,000	16-Sep-20

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: 18 January 2021

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1/38 Cannes Avenue Bonbeach VIC 3196 Sold Price **$825,000** Sold Date **25-Jun-20**

3 2 1 Distance **0.09km**



68 Bondi Road Bonbeach VIC 3196 Sold Price **$820,000** Sold Date **10-Nov-20**

3 1 1 Distance **0.25km**



1/41 Royal Road Bonbeach VIC 3196 Sold Price **$828,000** Sold Date **16-Sep-20**

3 2 2 Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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