

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

2/62 Bondi Road, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Bonbeach

Period - From 01/01/2020 to 31/03/2020 Source REIV

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 six 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	2/443 Station St BONBEACH 3196	\$561,880	18/03/2020
2	5/28 Sherwood Av CHELSEA 3196	\$560,000	29/02/2020
3	24/97 Broadway BONBEACH 3196	\$538,000	20/02/2020

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 six months.~~

This Statement of Information was prepared on: 15/05/2020 17:30



Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



2/443 Station St BONBEACH 3196 (REI/VG) **Agent Comments**



Price: \$561,880
Method: Sold Before Auction
Date: 18/03/2020
Property Type: Unit



5/28 Sherwood Av CHELSEA 3196 (REI) **Agent Comments**



Price: \$560,000
Method: Private Sale
Date: 29/02/2020
Rooms: 3
Property Type: Unit



24/97 Broadway BONBEACH 3196 (REI/VG) **Agent Comments**



Price: \$538,000
Method: Sold Before Auction
Date: 20/02/2020
Property Type: Unit