

## 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

4/8 Bondi Road Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2019

to

31 May 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

1/14 Broadway Bonbeach VIC 3196	\$612,000	11-Feb-20
2/62 Bondi Road Bonbeach VIC 3196	\$615,500	02-Jun-20
6/29 Broadway Bonbeach VIC 3196	\$600,000	13-Jun-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: 23 June 2020



**1/14 Broadway Bonbeach VIC 3196** Sold Price **\$612,000** Sold Date **11-Feb-20**  
 Distance **0.41km**  
 2 1 1

**REGISTER APPOINTMENT POLICY**

Please contact us for register for property inspection. It is essential you register your appointment and inspection time with us prior to the inspection. The ability of our community. Thank you for your cooperation with the policy.



It is the responsibility of the individual customer, represented by the individual, to take their own safety and health into account. COVID-19 is a global pandemic and the risk of infection is real. We cannot be held responsible for any infection or illness. Thank you for your understanding.



**2/62 Bondi Road Bonbeach VIC 3196** Sold Price <sup>RS</sup> **\$615,500** Sold Date **02-Jun-20**  
 Distance **0.55km**  
 2 1 2



**6/29 Broadway Bonbeach VIC 3196** Sold Price <sup>RS</sup> **\$600,000**<sup>UN</sup> Sold Date **13-Jun-20**  
 Distance **0.55km**  
 3 1 1

RS = Recent sale      UN = Undisclosed Sale

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