

## 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

3/11 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/5 MCLEOD ROAD CARRUM VIC 3197	\$565,000	17-Jun-24
1/117 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$590,000	14-Jun-24
3/11 SHERWOOD AVENUE CHELSEA VIC 3196	\$610,000	02-Aug-24

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: 07 September 2024



**1/5 MCLEOD ROAD CARRUM VIC 3197**

2 1 1

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date **17-Jun-24**

Distance **1.47km**



**1/117 MCLEOD ROAD PATTERSON LAKES VIC 3197**

2 1 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **14-Jun-24**

Distance **1.62km**



**3/11 SHERWOOD AVENUE CHELSEA VIC 3196**

2 1 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **02-Aug-24**

Distance **1.08km**

RS = Recent sale      UN = Undisclosed Sale

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