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: 1/17 Bondi Road, Bonbeach VIC 3196

Indicative selling price

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

Single price: $

or range between: $1,145,000 & $1,220,000

Median sale price

Median price: 1,145,000 Property type: *HOUSE* Suburb: *BONBEACH*

Period - From: 01 FEB 21 to: 31 JAN 22 Source: *CORELOGIC*

Comparable property sales

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. 129 KINROSS AVENUE EDITHVALE VIC 3196	$1,285,000	12 FEB 2022
2. 44 COAST BANKSIA DRIVE BONBEACH VIC 3196	$1,370,000	20 DEC 2021
3. 24 THE FAIRWAY BONBEACH VIC 3196	$1,420,000	11 DEC 2021

This Statement of Information was prepared on: 15.02.2022