Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2/20 BONDI RD, BONBEACH

Indicative selling price

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

Single price	$	or range between	$830,000	&	$890,000

Median sale price

Median price	$885,000	*House	X	*Unit		Suburb	Bonbeach
Period - From	01 Feb 2018	to	31 Jan 2019			Source	Core Logic

Comparable property sales

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
2/10 Mernda Ave, Bonbeach	$850,000	09.10.18
1/12 Glenbrook Ave, Bonbeach	$945,000	17.11.18
1/61 Chelsea Rd, Chelsea	$835,000	16.02.19