

## 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

77 Scotch Parade 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

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

9 Harold Street Bonbeach VIC 3196	\$990,000	28-Feb-20
102 Bondi Road Bonbeach VIC 3196	\$940,000	30-Jan-20
19 Illawong Court Patterson Lakes VIC 3197	\$960,000	07-Dec-19

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: 05 June 2020



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**9 Harold Street Bonbeach VIC 3196** Sold Price **\$990,000** Sold Date **28-Feb-20**

4 2 1

Distance **0.11km**



**102 Bondi Road Bonbeach VIC 3196** Sold Price **\$940,000** Sold Date **30-Jan-20**

3 2 1

Distance **0.25km**



**19 Illawong Court Patterson Lakes VIC 3197** Sold Price **\$960,000** Sold Date **07-Dec-19**

2 2 2

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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