

# 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 41 Patterson Street, Bonbeach, VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$630,000

&

\$690,000

### Median sale price

Median price

\$900,000

Property Type

House

Suburb

Bonbeach (3196)

Period - From

01/04/2020

to

31/03/2021

Source

Corelogic

### Comparable property sales

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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
6/61 BONDI ROAD, BONBEACH VIC 3196	\$690,000	15/01/2021
7/14 BROADWAY, BONBEACH VIC 3196	\$650,000	30/01/2021
1/12 FOWLER STREET, BONBEACH VIC 3196	\$631,100	02/03/2021

This Statement of Information was prepared on: 12/04/2021