

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

1 CISTICOLA LANE BONBEACH VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,070,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/53 GLENOLA ROAD CHELSEA VIC 3196	\$1,080,000	05-Jul-25
1/16 CANNES AVENUE BONBEACH VIC 3196	\$1,102,000	01-May-25
3/4 BONDI ROAD BONBEACH VIC 3196	\$1,200,000	28-Feb-25

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.~~

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**1/53 GLENOLA ROAD CHELSEA
VIC 3196**

 3  2  2

Sold Price ^{RS} **\$1,080,000** Sold Date **05-Jul-25**

Distance **1.06km**



**1/16 CANNES AVENUE BONBEACH
VIC 3196**

 3  3  1

Sold Price ^{RS} **\$1,102,000** Sold Date **01-May-25**

Distance **0.16km**



**3/4 BONDI ROAD BONBEACH VIC
3196**

 3  2  2

Sold Price **\$1,200,000** Sold Date **-**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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