

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

22/97 Broadway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$480,000 & \$525,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Bonbeach

Period - From 01/04/2022 to 31/03/2023 Source REIV

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 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	3/27 Argyle Av CHELSEA 3196	\$525,000	16/01/2023
2	19/533-535 Nepean Hwy BONBEACH 3196	\$503,888	30/01/2023
3	5/49 Sherwood Av CHELSEA 3196	\$480,000	22/10/2022

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 six months.~~

This Statement of Information was prepared on:

21/04/2023 14:41



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/27 Argyle Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 16/01/2023

Property Type: Unit



19/533-535 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

2 1 1

Price: \$503,888

Method: Private Sale

Date: 30/01/2023

Property Type: Unit



5/49 Sherwood Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 22/10/2022

Property Type: Unit

Land Size: 205 sqm approx