

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

3/37 Broadway 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2020

to

31 Jul 2021

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

7/14 Broadway Bonbeach VIC 3196	\$650,000	30-Jan-21
12/372-373 Station Street Chelsea VIC 3196	\$640,000	27-May-21
2/59 Bondi Road Bonbeach VIC 3196	\$590,000	27-Feb-21

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 August 2021



OBrien Real Estate

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7/14 Broadway Bonbeach VIC 3196 Sold Price **\$650,000** Sold Date **30-Jan-21**

2 1 1

Distance **0.24km**



12/372-373 Station Street Chelsea VIC 3196 Sold Price **\$640,000** Sold Date **27-May-21**

2 1 1

Distance **0.35km**



2/59 Bondi Road Bonbeach VIC 3196 Sold Price **\$590,000** Sold Date **27-Feb-21**

2 1 1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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