

## 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

91 BROADWAY 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

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,250

Property type

House

Suburb

Bonbeach

Period-from

01 May 2021

to

30 Apr 2022

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

48 SCOTCH PARADE BONBEACH VIC 3196	\$1,182,000	19-Feb-22
75 GLENOLA ROAD CHELSEA VIC 3196	\$1,120,000	27-Dec-21
11 GENOA AVENUE BONBEACH VIC 3196	\$1,280,000	01-Apr-22

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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**48 SCOTCH PARADE BONBEACH  
VIC 3196**

Sold Price

<sup>RS</sup>

**\$1,182,000**

Sold Date

**19-Feb-22**



3



1



2

Distance

**0.09km**



**75 GLENOLA ROAD CHELSEA VIC  
3196**

Sold Price

**\$1,120,000**

Sold Date

**27-Dec-21**



3



1



1

Distance

**0.38km**



**11 GENOA AVENUE BONBEACH VIC  
3196**

Sold Price

<sup>RS</sup>

**\$1,280,000**

Sold Date

**01-Apr-22**



3



1



2

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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