

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

6/33 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---------------------------------|-----------|-----------|
| 5/33 Broadway Bonbeach VIC 3196 | \$635,000 | 06-Nov-20 |
| 3/35 Broadway Bonbeach VIC 3196 | \$661,000 | 21-Dec-20 |
| 7/14 Broadway Bonbeach VIC 3196 | \$650,000 | 30-Jan-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: 25 September 2021



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



5/33 Broadway Bonbeach VIC 3196 Sold Price **\$635,000** Sold Date **06-Nov-20**

2 1 2

Distance -



3/35 Broadway Bonbeach VIC 3196 Sold Price **\$661,000** Sold Date **21-Dec-20**

2 1 1

Distance **0.02km**



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

2 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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