Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	5/14 Broadway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$	\$600,000	&	\$660,000

Median sale price

Median price	\$711,250	Pro	perty Type	Unit		Suburb	Bonbeach
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	2/60 Woodbine Gr CHELSEA 3196	\$640,000	17/02/2024
2	5/9-11 York St BONBEACH 3196	\$635,000	07/02/2024
3	9/2 York St BONBEACH 3196	\$625,000	24/02/2024

OR

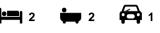
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2024 15:51
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Property Type: Unit **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** December guarter 2023: \$711,250

Comparable Properties



2/60 Woodbine Gr CHELSEA 3196 (REI)

Price: \$640,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Agent Comments

5/9-11 York St BONBEACH 3196 (REI)



Price: \$635,000

Method: Sold Before Auction

Date: 07/02/2024 Property Type: Unit **Agent Comments**



9/2 York St BONBEACH 3196 (REI)

Price: \$625,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



