

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 39 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)

range between \$1,700,000 & \$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$827,000 *House x *Unit Suburb Bonbeach

Period - From March 2016 to March 2017 Source Core Logic

Comparable property sales

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.



OBrien Real Estate