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

73 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 etween	\$795,000	&	\$870,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$810,000	Prope	erty type	/pe House		Suburb	Bonbeach
Period-from	01 Nov 2018	to	31 Oct 2	2019	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.

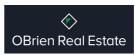
Address of comparable property	Price	Date of sale
8 Glenbrook Avenue Bonbeach VIC 3196	\$835,000	28-May-19
16 Glenbrook Avenue Bonbeach VIC 3196	\$840,000	29-May-19
16 Cannes Avenue Bonbeach VIC 3196	\$850,000	16-Sep-19

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: 12 November 2019





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8 Glenbrook Avenue Bonbeach VIC Sold Price 3196

\$835,000 Sold Date 28-May-19

Distance 0.19km



16 Glenbrook Avenue Bonbeach VIC Sold Price 3196

\$840,000 Sold Date **29-May-19**

Distance 0.21km



16 Cannes Avenue Bonbeach VIC 3196

\$ 2

Sold Price

\$850,000 Sold Date **16-Sep-19**

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⇔ 2

Distance 0.94km

RS = Recent sale

UN = Undisclosed Sale

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