

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

4/34 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2021

to

31 May 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

2/5 DEVON COURT BONBEACH VIC 3196	\$700,000	07-Mar-22
1/22 ILMA GROVE BONBEACH VIC 3196	\$715,000	13-Dec-21
3/19 GLENOLA ROAD CHELSEA VIC 3196	\$673,000	22-Jan-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.~~

This Statement of Information was prepared on: 21 June 2022


**2/5 DEVON COURT BONBEACH
VIC 3196**
 2  1  2

Sold Price

\$700,000

Sold Date

07-Mar-22

Distance

0.72km

**1/22 ILMA GROVE BONBEACH VIC
3196**
 2  1  1

Sold Price

\$715,000

Sold Date

13-Dec-21

Distance

-

**3/19 GLENOLA ROAD CHELSEA
VIC 3196**
 2  1  1

Sold Price

\$673,000

Sold Date

22-Jan-22

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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