



3 2 2

Rooms: 5

Property Type: Unit

Land Size:

Agent Comments

Comparable Properties



4/21 Ella Gr CHELSEA 3196 (REI)

3 2 2

Price: \$762,500

Method: Private Sale

Date: 18/04/2017

Rooms: 4

Property Type: Unit

Land Size:

Agent Comments

It is in Chelsea rather than Bonbeach but still within a 2 km radius of the property



1/9 Glenola Rd CHELSEA 3196 (VG)

3 - -

Price: \$750,000

Method: Sale

Date: 23/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size:

Agent Comments

1) It is in Chelsea rather than Bonbeach but still within a 2 km radius of the property 2) It only has 1 bathroom and 1 garage



2/82 Sherwood Av CHELSEA 3196 (REI)

3 2 1

Price: \$735,000

Method: Auction Sale

Date: 05/11/2016

Rooms: 9

Property Type: Unit

Land Size:

Agent Comments

1) It is in Chelsea rather than Bonbeach but still within a 2 km radius of the property

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

1/49 Broadway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$1,005,000

House

X

Suburb

Bonbeach

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
4/21 Ella Gr CHELSEA 3196	\$762,500	18/04/2017
1/9 Glenola Rd CHELSEA 3196	\$750,000	23/12/2016
2/82 Sherwood Av CHELSEA 3196	\$735,000	05/11/2016