

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

48/97 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2018

to

31 Aug 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

| | | |
|---------------------------------------|-----------|-----------|
| 4 Malcolm Drive Chelsea VIC 3196 | \$560,000 | 27-Jul-19 |
| 2/29 Broadway Bonbeach VIC 3196 | \$590,000 | 22-Jul-19 |
| 24 Glenbrook Avenue Bonbeach VIC 3196 | \$630,000 | 07-Jun-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: 11 September 2019

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4 Malcolm Drive Chelsea VIC 3196

Sold Price

\$560,000

Sold Date

27-Jul-19
 3
  1
  1

Distance

0.31km

2/29 Broadway Bonbeach VIC 3196

Sold Price

^{RS} **\$590,000**

Sold Date

22-Jul-19
 2
  1
  1

Distance

0.85km

24 Glenbrook Avenue Bonbeach VIC 3196

Sold Price

\$630,000

Sold Date

07-Jun-19
 3
  1
  1

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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