

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

3/27 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2021

to

30 Jun 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

11/589 NEPEAN HWY BONBEACH VIC 3196	\$480,000	27-Jan-22
3/12 SWANPOOL AVENUE CHELSEA VIC 3196	\$530,000	05-Mar-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: 03 Sept 2022



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4/32 BROADWAY BONBEACH VIC 3196

Sold Price

^{RS}

\$565,000

Sold Date

25-Jun-22

2

1

2

Distance

0.12km



**3/12 SWANPOOL AVENUE
CHELSEA VIC 3196**

Sold Price

\$530,000

Sold Date

05-Mar-22

2

1

1

Distance

1.42km



**4/27 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

\$557,500

Sold Date

01-Mar-22

2

1

1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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