



Rooms: 3
Property Type: Unit
Land Size:
Agent Comments

Comparable Properties



5/32 Broadway BONBEACH 3196 (REI)

Agent Comments



Price: \$500,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: Unit
Land Size:



1/37 Broadway BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 29/01/2017
Rooms: -
Property Type: Unit
Land Size:



5/18-22 Golden Av BONBEACH 3196 (REI)

Agent Comments



Price: \$512,000
Method: Auction Sale
Date: 05/11/2016
Rooms: 4
Property Type: Unit
Land Size:

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

6/3 Golden Avenue, Bonbeach Vic 3196

Indicative selling price

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

Range between

\$470,000

&

\$517,000

Median sale price

Median price

\$491,750

Unit

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
5/32 Broadway BONBEACH 3196	\$500,000	04/03/2017
1/37 Broadway BONBEACH 3196	\$482,000	29/01/2017
5/18-22 Golden Av BONBEACH 3196	\$512,000	05/11/2016