

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

3/49 Broadway Boulevard, Bonbeach Vic 3196

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$721,000

Property Type

Unit

Suburb

Bonbeach

Period - From

01/07/2022

to

30/09/2022

Source

REIV

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 six 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
1	47a Berry Av EDITHVALE 3196	\$1,050,000	23/10/2022
2	14 Bayside Av EDITHVALE 3196	\$995,000	06/10/2022
3	53b Swan Wik CHELSEA 3196	\$950,000	12/10/2022

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 six months.~~

This Statement of Information was prepared on:

05/12/2022 10:00



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000
Median Unit Price
September quarter 2022: \$721,000

Comparable Properties



47a Berry Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 23/10/2022
Property Type: House (Res)
Land Size: 188.13 sqm approx



14 Bayside Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$995,000
Method: Sold Before Auction
Date: 06/10/2022
Property Type: House (Res)
Land Size: 359 sqm approx



53b Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 12/10/2022
Property Type: Townhouse (Single)