

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

8/11 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

\$700,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2021

to

31 Mar 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

12/97 BROADWAY BONBEACH VIC 3196	\$700,000	18-Mar-22
4/449 STATION STREET BONBEACH VIC 3196	\$760,000	21-Jan-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: 20 April 2022



12/97 BROADWAY BONBEACH VIC 3196

Sold Price ^{RS} **\$700,000** Sold Date **18-Mar-22**

 3  1  1

Distance **0.95km**



**4/449 STATION STREET
BONBEACH VIC 3196**

Sold Price **\$760,000** Sold Date **21-Jan-22**

 3  1  1

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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