

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

1/32 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

\$560,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2021

to

31 Oct 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

4/32 BROADWAY BONBEACH VIC 3196	\$565,000	25-Jun-22
1/22 BROADWAY BONBEACH VIC 3196	\$595,000	28-Apr-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: 29 November 2022



4/32 BROADWAY BONBEACH VIC 3196

Sold Price

\$565,000

Sold Date

25-Jun-22

 2

 1

 2

Distance

0km



1/22 BROADWAY BONBEACH VIC 3196

Sold Price

\$595,000

Sold Date

28-Apr-22

 2

 1

 2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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