

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**7/38-40 Broadway,  
BONBEACH 3196**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$590,000**

### Median sale price

Median **Unit** for **BONBEACH** for period **Oct 2017 - Dec 2017**

Sourced from **Propertydata.com.au**.

**\$627,500**

### Comparable property sales

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 the most comparable to the property for sale.

**3/4 Canberra Street,  
Carrum 3197**

**Price \$601,500** Sold 24  
August 2017

**31/97 Broadway,  
Bonbeach 3196**

**Price \$570,000** Sold 26  
January 2018

**3/22 Broadway,  
Bonbeach 3196**

**Price \$550,000** Sold 23  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Propertydata.com.au](http://Propertydata.com.au).

Unit  
3 beds 1 baths 1 parking

#### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

#### Contact agents



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