

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/25 BROADWAY, BONBEACH

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$720,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$617,500

*House

*Unit

x

Suburb

BONBEACH

Period - From

SEPT 17

to

AUG 18

Source

Core Logic

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
1/20 Patterson St, BONBEACH	\$765,000	31 MAY 18
1/28 Cannes Ave, BONBEACH	\$755,000	5 MAY 18
1/49 Blantyre Ave, CHELSEA	\$720,000	4 APRIL 18