

Statement of Information

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

44/97 Broadway Gardens, Bonbeach

Indicative selling price

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

Single price

\$

or range between

\$520,000

&

\$570,000

Median sale price

Median price

\$725,000

*House

*Unit

X

Suburb

BONBEACH

Period - From

01 JAN 2017

to

22 JAN 2018

Source

Core Logic

Comparable property sales

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.	31/97 Broadway Gardens	\$570,000	26 JAN 2018
2.	3/52 Glenola Road	\$600,000	04 NOV 2017
3.	10 Perovic Place	\$552,000	03 AUG 2017



OBrien Real Estate