

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

3/10 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2020

to

30 Apr 2021

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

2/34 Breeze Street Bonbeach VIC 3196	\$811,000	18-Mar-21
5/35 Broadway Bonbeach VIC 3196	\$871,500	03-Mar-21
2/67 Embankment Grove Chelsea VIC 3196	\$843,000	27-Feb-21

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.~~

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OBrien Real Estate

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2/34 Breeze Street Bonbeach VIC 3196

Sold Price

\$811,000

Sold Date

18-Mar-21

3

1

1

Distance

0.9km



5/35 Broadway Bonbeach VIC 3196

Sold Price

^{RS} **\$871,500**

Sold Date

03-Mar-21

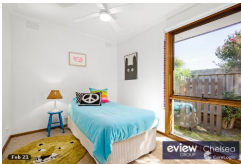
3

2

2

Distance

0.27km



2/67 Embankment Grove Chelsea VIC 3196

Sold Price

\$843,000

Sold Date

27-Feb-21

3

1

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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