

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

2/62 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

\$*

or range between

\$700000

&

\$770000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510000

*House

*Unit

X

Suburb

BONBEACH

Period - From

July 2016

to

June 2017

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. 40/19 Banjo Circuit, BONBEACH	\$765,000	6 th of April 17
2. 2/10 Bondi Road, BONBEACH	\$755,000	15 th of June 17
3. 31B Patterson Street, BONBEACH	\$770,000	29 th of March 17



