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

21/38-40 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	\$440,000	&	\$480,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$492,000	Prop	erty type	Unit		Suburb	Bonbeach
Period-from	01 Oct 2018	to	30 Sep 2	2019	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.

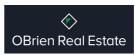
Address of comparable property	Price	Date of sale
24/38-40 Broadway Bonbeach VIC 3196	\$495,000	03-May-19
2/42A York Street Bonbeach VIC 3196	\$475,500	30-May-19
6/12 Golden Avenue Bonbeach VIC 3196	\$458,500	15-Jun-19

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.

This Statement of Information was prepared on: 10 October 2019





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24/38-40 Broadway Bonbeach VIC Sold Price

\$495,000 Sold Date 03-May-19

Distance





2/42A York Street Bonbeach VIC 3196

Sold Price

\$475,500 Sold Date 30-May-19

Distance 0.19km

6/12 Golden Avenue Bonbeach VIC Sold Price 3196

\$458,500 Sold Date **15-Jun-19**

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0.31km Distance

RS = Recent sale

UN = Undisclosed Sale

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