

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

15/97 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2020

to

28 Feb 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

1/34 Broadway Bonbeach VIC 3196	\$565,000	13-Oct-20
1/38 York Street Bonbeach VIC 3196	\$610,000	06-Nov-20
6/32 Golden Avenue Bonbeach VIC 3196	\$500,000	25-Aug-20

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: 30 March 2021

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1/34 Broadway Bonbeach VIC 3196 Sold Price **\$565,000** Sold Date **13-Oct-20**

2 1 1

 Distance **0.76km**

1/38 York Street Bonbeach VIC 3196 Sold Price **\$610,000** Sold Date **06-Nov-20**

2 1 1

 Distance **0.84km**

6/32 Golden Avenue Bonbeach VIC 3196 Sold Price **\$500,000** Sold Date **25-Aug-20**

2 1 1

 Distance **0.74km**

5/32 Woodbine Grove Chelsea VIC 3196 Sold Price **\$481,000** Sold Date **17-Nov-20**

2 1 1

 Distance **0.77km**

2/28 Sherwood Avenue Chelsea VIC 3196 Sold Price **\$485,000** Sold Date **15-Dec-20**

2 1 1

 Distance **0.86km**

3/15 Argyle Avenue Chelsea VIC 3196 Sold Price **\$545,000** Sold Date **10-Dec-20**

2 1 1

 Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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3/14 Woodbine Grove Chelsea VIC 3196

Sold Price

\$518,000

Sold Date

14-Dec-20

 2

 1

 1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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