

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

18/38-40 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Dec 2020

to

30 Nov 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

2/40 Glenola Road Chelsea VIC 3196	\$760,000	15-Nov-21
1/24 Broadway Bonbeach VIC 3196	\$720,000	13-Nov-21
2 Perovic Place Chelsea Heights VIC 3196	\$700,000	07-Aug-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.~~

This Statement of Information was prepared on: 02 December 2021

**OBrien Real Estate**

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**2/40 Glenola Road Chelsea VIC 3196**

Sold Price

RS

\$760,000

Sold Date

15-Nov-21

3

1

1

Distance

0.39km**1/24 Broadway Bonbeach VIC 3196**

Sold Price

RS

\$720,000

UN

Sold Date

13-Nov-21

3

1

1

Distance

0.15km**2 Perovic Place Chelsea Heights VIC 3196**

Sold Price

\$700,000

Sold Date

07-Aug-21

3

1

1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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