

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

2/10 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/52 BONDI ROAD BONBEACH VIC 3196	\$880,000	31-Mar-22
24B PATTERSON STREET BONBEACH VIC 3196	\$810,000	23-Jul-22
1/53 ARGYLE AVENUE CHELSEA VIC 3196	\$760,000	25-Aug-22

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: 26 October 2022

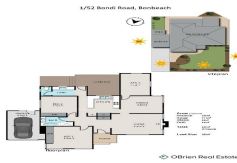


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1/52 BONDI ROAD BONBEACH VIC 3196

Sold Price

\$880,000

Sold Date

31-Mar-22

3

1

1

Distance

0.47km



**24B PATTERSON STREET
BONBEACH VIC 3196**

Sold Price

^{RS} **\$810,000**

Sold Date

23-Jul-22

3

1

1

Distance

0.67km



**1/53 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

^{RS} **\$760,000** ^{UN}

Sold Date

25-Aug-22

3

1

3

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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