

## 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

4/34 BROADWAY BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2021

to

31 May 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

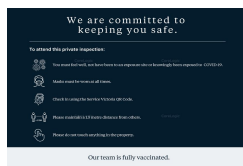
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/5 DEVON COURT BONBEACH VIC 3196  | \$700,000 | 07-Mar-22 |
| 1/22 ILMA GROVE BONBEACH VIC 3196  | \$715,000 | 13-Dec-21 |
| 3/19 GLENOLA ROAD CHELSEA VIC 3196 | \$673,000 | 22-Jan-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: 21 June 2022


**2/5 DEVON COURT BONBEACH  
VIC 3196**
 2  1  2

Sold Price

**\$700,000**

Sold Date

**07-Mar-22**

Distance

**0.72km**

**1/22 ILMA GROVE BONBEACH VIC  
3196**
 2  1  1

Sold Price

**\$715,000**

Sold Date

**13-Dec-21**

Distance

**-**

**3/19 GLENOLA ROAD CHELSEA  
VIC 3196**
 2  1  1

Sold Price

**\$673,000**

Sold Date

**22-Jan-22**

Distance

**-**
**RS** = Recent sale

**UN** = Undisclosed Sale

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