

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

5/26 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2021

to

30 Jun 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

2/14 GOLDEN AVENUE BONBEACH VIC 3196	\$600,000	30-Apr-22
3/34 GOLDEN AVENUE BONBEACH VIC 3196	\$605,000	26-May-22
1/8 EMBANKMENT GROVE CHELSEA VIC 3196	\$660,000	10-Jun-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.~~

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2/14 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price **\$600,000** Sold Date **30-Apr-22**

2 1 1

Distance **0.23km**



3/34 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price ^{RS} **\$605,000** Sold Date **26-May-22**

2 1 1

Distance **0.23km**



1/8 EMBANKMENT GROVE CHELSEA VIC 3196 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **10-Jun-22**

2 1 2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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