

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

4/11 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

\$370,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2021

to

31 Jul 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

11/396-397 STATION STREET BONBEACH VIC 3196	\$380,500	03-Apr-22
7/464-465 STATION STREET BONBEACH VIC 3196	\$425,000	14-May-22
13/396-397 STATION STREET BONBEACH VIC 3196	\$364,000	29-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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**11/396-397 STATION STREET
BONBEACH VIC 3196**

1 1 1

Sold Price

\$380,500

Sold Date **03-Apr-22**

Distance **0.21km**



**7/464-465 STATION STREET
BONBEACH VIC 3196**

1 1 1

Sold Price

\$425,000

Sold Date **14-May-22**

Distance **1.16km**



**13/396-397 STATION STREET
BONBEACH VIC 3196**

1 1 2

Sold Price

\$1

Sold Date **03-Jun-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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