

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

1/30 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2023

to

30 Apr 2024

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

1/19 GLENOLA ROAD CHELSEA VIC 3196	\$648,000	06-Apr-24
5/14 BROADWAY BONBEACH VIC 3196	\$637,500	18-Mar-24
8/3 GOLDEN AVENUE CHELSEA VIC 3196	\$637,000	26-Feb-24

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: 14 May 2024



1/19 GLENOLA ROAD CHELSEA VIC 3196 Sold Price ^{RS} **\$648,000** Sold Date **06-Apr-24**

 2  1  1

Distance **0.45km**



5/14 BROADWAY BONBEACH VIC 3196 Sold Price ^{RS} **\$637,500** Sold Date **18-Mar-24**

 2  2  1

Distance **0.16km**



8/3 GOLDEN AVENUE CHELSEA VIC 3196 Sold Price ^{RS} **\$637,000** ^{UN} Sold Date **26-Feb-24**

 2  1  1

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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