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	10/38-40 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$697,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jul 2023	to	30 Jun 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.

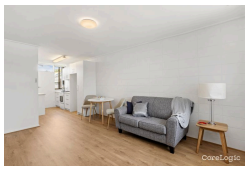
Address of comparable property	Price	Date of sale
2/39 SWAN WALK CHELSEA VIC 3196	$489,000	18-Mar-24
8/37 BROADWAY BONBEACH VIC 3196	$550,000	28-Mar-24
4/36 GOLDEN AVENUE BONBEACH VIC 3196	$515,000	31-Jan-24

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: 03 August 2024

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2/39 SWAN WALK CHELSEA VIC 3196

2 1 1

Sold Price **$489,000** Sold Date **18-Mar-24**

Distance **1.27km**



8/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$550,000** Sold Date **28-Mar-24**

Distance **0.15km**



4/36 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$515,000** Sold Date **31-Jan-24**

Distance **0.19km**

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

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