

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

4/50 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2023

to

31 Aug 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

2/13 CROWN ROAD BONBEACH VIC 3196	\$870,000	25-May-24
4/95 BROADWAY BONBEACH VIC 3196	\$795,000	30-Mar-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.

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**2/13 CROWN ROAD BONBEACH
VIC 3196**

 2  2  1

Sold Price

^{RS} **\$870,000** Sold Date **25-May-24**

Distance **0.15km**



**4/95 BROADWAY BONBEACH VIC
3196**

 2  2  1

Sold Price

^{RS} **\$795,000** ^{UN} Sold Date **30-Mar-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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