

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

41/97 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2019

to

31 Jul 2020

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

2/25 Glenola Road Chelsea VIC 3196	\$615,000	07-Mar-20
2/62 Bondi Road Bonbeach VIC 3196	\$615,500	02-Jun-20
1/17-19 Broadway Bonbeach VIC 3196	\$623,000	29-Jun-20

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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OBrien Real Estate

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2/25 Glenola Road Chelsea VIC 3196

Sold Price

\$615,000

Sold Date **07-Mar-20**

- 1 1

Distance **0.8km**



2/62 Bondi Road Bonbeach VIC 3196

Sold Price

^{RS} **\$615,500**

Sold Date **02-Jun-20**

2 1 2

Distance **0.82km**



1/17-19 Broadway Bonbeach VIC 3196

Sold Price

^{RS} **\$623,000**

Sold Date **29-Jun-20**

3 1 1

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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