

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

2/50 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2024

to

30 Apr 2025

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

6/431 STATION STREET BONBEACH VIC 3196	\$840,000	12-Mar-25
24 WRIGHT STREET CARRUM VIC 3197	\$830,000	28-Apr-25
4/53 WOODBINE GROVE CHELSEA VIC 3196	\$800,000	10-Apr-18

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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**6/431 STATION STREET
BONBEACH VIC 3196**

 2  2  1

Sold Price **\$840,000** Sold Date **12-Mar-25**

Distance **0.91km**



**24 WRIGHT STREET CARRUM VIC
3197**

 2  2  1

Sold Price ^{RS} **\$830,000** Sold Date **28-Apr-25**

Distance **2.05km**



**4/53 WOODBINE GROVE CHELSEA
VIC 3196**

 2  2  1

Sold Price **\$800,000** Sold Date **10-Apr-18**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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