

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

7/38-40 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2024

to

28 Feb 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

6/13-17 FOWLER STREET CHELSEA VIC 3196	\$631,000	09-Nov-24
6/37 BROADWAY BONBEACH VIC 3196	\$597,500	18-Jan-25
3/62 BONDI ROAD BONBEACH VIC 3196	\$660,000	12-Nov-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 March 2025

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6/13-17 FOWLER STREET CHELSEA VIC 3196 Sold Price **\$631,000** Sold Date **09-Nov-24**

 2  1  1

Distance **0.32km**



6/37 BROADWAY BONBEACH VIC 3196 Sold Price **\$597,500** Sold Date **18-Jan-25**

 2  1  1

Distance **0.11km**



3/62 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$660,000** Sold Date **12-Nov-24**

 2  1  1

Distance **0.37km**

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

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