

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

2/29 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

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2024

to

31 May 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

2/437 STATION STREET BONBEACH VIC 3196	\$600,000	15-May-25
7/43 PATTERSON STREET BONBEACH VIC 3196	\$630,000	21-May-25
2/13 GOLDEN AVENUE CHELSEA VIC 3196	\$637,000	10-May-25

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 June 2025

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**2/437 STATION STREET
BONBEACH VIC 3196**

 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

15-May-25

Distance

0.86km



**7/43 PATTERSON STREET
BONBEACH VIC 3196**

 2  1  1

Sold Price

^{RS} **\$630,000**

Sold Date

21-May-25

Distance

0.99km



**2/13 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$637,000** ^{UN}

Sold Date

10-May-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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