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	18/38-40 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Dec 2020	to	30 Nov 2021	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
2/40 Glenola Road Chelsea VIC 3196	$760,000	15-Nov-21
1/24 Broadway Bonbeach VIC 3196	$720,000	13-Nov-21
2 Perovic Place Chelsea Heights VIC 3196	$700,000	07-Aug-21

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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2/40 Glenola Road Chelsea VIC 3196

3 1 1

Sold Price RS **$760,000** Sold Date **15-Nov-21**

Distance **0.39km**



1/24 Broadway Bonbeach VIC 3196

3 1 1

Sold Price RS **$720,000** UN Sold Date **13-Nov-21**

Distance **0.15km**



2 Perovic Place Chelsea Heights VIC 3196

3 1 1

Sold Price **$700,000** Sold Date **07-Aug-21**

Distance **1.79km**

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

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