

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

7/14 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2020

to

31 Dec 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

3/35 Broadway Bonbeach VIC 3196	\$661,000	21-Dec-20
1/38 York Street Bonbeach VIC 3196	\$610,000	06-Nov-20
1/15 Argyle Avenue Chelsea VIC 3196	\$595,000	18-Sep-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.~~

This Statement of Information was prepared on: 25 January 2021



3/35 Broadway Bonbeach VIC 3196 Sold Price ^{RS} **\$661,000** Sold Date **21-Dec-20**

 2  1  1

Distance **0.23km**



1/38 York Street Bonbeach VIC 3196 Sold Price **\$610,000** Sold Date **06-Nov-20**

 2  1  1

Distance **0.28km**



1/15 Argyle Avenue Chelsea VIC 3196 Sold Price **\$595,000** Sold Date **18-Sep-20**

 2  1  1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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