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	2/34 Breeze Street 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Mar 2020	to	28 Feb 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
13/97 Broadway Bonbeach VIC 3196	$720,000	12-Feb-21
5/33 York Street Bonbeach VIC 3196	$640,000	08-Jan-21
61B Golden Avenue Chelsea VIC 3196	$730,000	12-Nov-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.~~

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13/97 Broadway Bonbeach VIC 3196

3 1 1

Sold Price RS **$720,000** Sold Date **12-Feb-21**

Distance **1.44km**



5/33 York Street Bonbeach VIC 3196

3 1 2

Sold Price **$640,000** Sold Date **08-Jan-21**

Distance **0.84km**



61B Golden Avenue Chelsea VIC 3196

3 1 2

Sold Price **$730,000** Sold Date **12-Nov-20**

Distance **1.37km**

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

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