

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

10/97 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2020

to

31 Jan 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

41/97 Broadway Bonbeach VIC 3196	\$605,000	18-Oct-20
1/34 Broadway Bonbeach VIC 3196	\$565,000	13-Oct-20
3/40 Bondi Road Bonbeach VIC 3196	\$570,000	26-Oct-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 February 2021


41/97 Broadway Bonbeach VIC 3196

Sold Price

\$605,000

Sold Date

18-Oct-20

2

1

1

Distance

0.06km

1/34 Broadway Bonbeach VIC 3196

Sold Price

\$565,000

Sold Date

13-Oct-20

2

1

1

Distance

0.76km

3/40 Bondi Road Bonbeach VIC 3196

Sold Price

\$570,000

Sold Date

26-Oct-20

2

1

1

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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