

## 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

8/97 BROADWAY BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$709,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2023

to

31 May 2024

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 BANKSIA COURT CHELSEA VIC 3196	\$682,000	23-Mar-24
4/40 YORK STREET BONBEACH VIC 3196	\$697,000	28-Feb-24
3/22 BROADWAY BONBEACH VIC 3196	\$710,000	23-Mar-24

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: 10 June 2024



## 2 BANKSIA COURT CHELSEA VIC 3196

 2  1  1

Sold Price

<sup>RS</sup> **\$682,000**

Sold Date **23-Mar-24**

Distance **0.22km**



## 4/40 YORK STREET BONBEACH VIC 3196

 2  1  1

Sold Price

**\$697,000**

Sold Date **28-Feb-24**

Distance **0.79km**



## 3/22 BROADWAY BONBEACH VIC 3196

 3  1  1

Sold Price

**\$710,000**

Sold Date **23-Mar-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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