

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

10/38-40 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

\$490,000

&

\$538,000

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

5/39 SWAN WALK CHELSEA VIC 3196	\$500,000	30-Apr-24
8/37 BROADWAY BONBEACH VIC 3196	\$550,000	28-Mar-24
5/26 GLENOLA ROAD CHELSEA VIC 3196	\$545,000	03-Feb-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: 18 June 2024



5/39 SWAN WALK CHELSEA VIC 3196

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **30-Apr-24**

 2  1  1

Distance **1.29km**



8/37 BROADWAY BONBEACH VIC 3196

Sold Price **\$550,000** Sold Date **28-Mar-24**

 2  1  1

Distance **0.15km**



5/26 GLENOLA ROAD CHELSEA VIC 3196

Sold Price **\$545,000** Sold Date **03-Feb-24**

 2  1  1

Distance **0.36km**

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

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