

## 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

3/32 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2023

to

31 Mar 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

1/19 GLENOLA ROAD CHELSEA VIC 3196	\$648,000	06-Apr-24
8/37 BROADWAY BONBEACH VIC 3196	\$550,000	28-Mar-24
2 BANKSIA COURT CHELSEA VIC 3196	\$682,000	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: 20 April 2024



**1/19 GLENOLA ROAD CHELSEA VIC 3196** Sold Price <sup>RS</sup> **\$648,000** Sold Date **06-Apr-24**  
Distance **0.44km**

2 1 1



**8/37 BROADWAY BONBEACH VIC 3196** Sold Price <sup>RS</sup> **\$550,000** Sold Date **28-Mar-24**  
Distance **0.15km**

2 1 1



**2 BANKSIA COURT CHELSEA VIC 3196** Sold Price <sup>RS</sup> **\$682,000** Sold Date **23-Mar-24**  
Distance **0.82km**

2 1 1

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

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