

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

7/18 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2023

to

30 Jun 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

9/2 YORK STREET BONBEACH VIC 3196	\$625,000	24-Feb-24
3/38 GOLDEN AVENUE BONBEACH VIC 3196	\$565,000	26-Feb-24
4/14-16 MELALEUCA DRIVE CARRUM VIC 3197	\$600,500	23-Jan-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: 05 July 2024



9/2 YORK STREET BONBEACH VIC 3196

 2  1  1

Sold Price **\$625,000** Sold Date **24-Feb-24**

Distance **0.27km**



3/38 GOLDEN AVENUE BONBEACH VIC 3196

 2  1  1

Sold Price **\$565,000** Sold Date **26-Feb-24**

Distance **0.29km**



4/14-16 MELALEUCA DRIVE CARRUM VIC 3197

 2  1  1

Sold Price **\$600,500** Sold Date **23-Jan-24**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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