

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

117/100 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Dec 2022

to

30 Nov 2023

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

7/27 BROADWAY BONBEACH VIC 3196	\$480,000	20-Aug-23
5/53 SHERWOOD AVENUE CHELSEA VIC 3196	\$455,000	07-Jul-23
3/13 WOODBINE GROVE CHELSEA VIC 3196	\$460,000	08-Jul-23

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: 13 December 2023

**7/27 BROADWAY BONBEACH VIC 3196**

Sold Price

\$480,000Sold Date **20-Aug-23**

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Distance **0.89km****5/53 SHERWOOD AVENUE CHELSEA VIC 3196**

Sold Price

\$455,000Sold Date **07-Jul-23**

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Distance **0.97km****3/13 WOODBINE GROVE CHELSEA VIC 3196**

Sold Price

\$460,000Sold Date **08-Jul-23**

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Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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