

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 13/97 Broadway, Bonbeach

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 \$650,000 & \$710,000

Median sale price

Median price \$600,000 Property type Unit Suburb Bonbeach

Period - From 01 Jan 2020 to 31 Dec 2020 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 six 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. 5/33 York St, Bonbeach	\$640,000	08 Jan 2021
2. 39 Arnold Dr, Chelsea	\$755,000	04 Dec 2020
3. 61B Golden Ave, Chelsea	\$730,000	17 Nov 2020

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 six months.

This Statement of Information was prepared on: 29.01.2021