

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

1/10 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2019

to

31 Jul 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 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

4/24 Broadway Bonbeach VIC 3196	\$560,000	23-Jul-20
1/59 Bondi Road Bonbeach VIC 3196	\$537,500	20-Apr-20

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: 03 August 2020



4/24 Broadway Bonbeach VIC 3196 Sold Price ^{RS} **\$560,000** Sold Date **23-Jul-20**

 2  1  1

Distance **0.15km**



1/59 Bondi Road Bonbeach VIC 3196 Sold Price ^{RS} **\$537,500** Sold Date **20-Apr-20**

 2  1  1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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