

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

4/95 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2023

to

31 Jan 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

2/1 BATH STREET CHELSEA VIC 3196	\$900,000	22-Dec-23
3/4 RIGBY STREET CARRUM VIC 3197	\$855,000	26-Aug-23
471 STATION STREET BONBEACH VIC 3196	\$853,000	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: 16 February 2024



2/1 BATH STREET CHELSEA VIC 3196

2 2 1

Sold Price

^{RS} **\$900,000** Sold Date **22-Dec-23**

Distance **1.54km**



3/4 RIGBY STREET CARRUM VIC 3197

2 2 1

Sold Price

\$855,000 Sold Date **26-Aug-23**

Distance **1.98km**



471 STATION STREET BONBEACH VIC 3196

2 1 1

Sold Price

^{RS} **\$853,000** Sold Date **23-Jan-24**

Distance **1.79km**

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

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