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	6/37 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	$595,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Oct 2023	to	30 Sep 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
2/38 GOLDEN AVENUE BONBEACH VIC 3196	$642,500	22-Aug-24
4/10 GOLDEN AVENUE BONBEACH VIC 3196	$618,000	21-Sep-24
4/7 GLENOLA ROAD CHELSEA VIC 3196	$641,000	07-Sep-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: 17 October 2024

OBrien Real Estate

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2/38 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$642,500** Sold Date **22-Aug-24**

Distance **0.08km**



4/10 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$618,000** Sold Date **21-Sep-24**

Distance **0.26km**



4/7 GLENOLA ROAD CHELSEA VIC 3196

2 1 1

Sold Price RS **$641,000** Sold Date **07-Sep-24**

Distance **0.4km**

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

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