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	5b Broadway, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,167,500 Property Type House Suburb Bonbeach

Period - From 16/04/2024 to 15/10/2024 Source REIV

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	2/20 Patterson St BONBEACH 3196	$1,100,000	02/08/2024
2	31a Melaleuca Dr CARRUM 3197	$1,255,000	20/07/2024
3	44B Chelsea Rd CHELSEA 3196	$1,250,000	16/05/2024

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: 16/10/2024 18:28

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Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $1,167,500

Comparable Properties



2/20 Patterson St BONBEACH 3196 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 02/08/2024
Property Type: Townhouse (Single)
Land Size: 202 sqm approx

Agent Comments



31a Melaleuca Dr CARRUM 3197 (REI)

4 3 2

Price: $1,255,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments

44B Chelsea Rd CHELSEA 3196 (VG)

3 - -

Price: $1,250,000
Method: Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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