

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

2/15 York Street, Bonbeach Vic 3196

Indicative selling price

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

Range between \$690,000 & \$755,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Bonbeach

Period - From 01/01/2024 to 31/03/2024 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	1/5 Devon Ct BONBEACH 3196	\$765,000	17/03/2024
2	3/49 Swan Wlk CHELSEA 3196	\$760,000	13/05/2024
3	3/1 Embankment Gr CHELSEA 3196	\$730,500	20/04/2024

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:

14/06/2024 09:55

2/15 York Street, Bonbeach Vic 3196



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$755,000
Median Unit Price
March quarter 2024: \$710,000

Comparable Properties



1/5 Devon Ct BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$765,000
Method: Sold Before Auction
Date: 17/03/2024
Property Type: Townhouse (Res)



3/49 Swan Wik CHELSEA 3196 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit



3/1 Embankment Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$730,500
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)

Account - Jellis Craig



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