

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

2/45 YORK STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2023

to

30 Apr 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

5/39 SWAN WALK CHELSEA VIC 3196	500000	30-Apr-24
7/45 YORK STREET BONBEACH VIC 3196	515000	05-Mar-24
8/37 BROADWAY BONBEACH VIC 3196	550000	28-Mar-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.~~

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5/39 SWAN WALK CHELSEA VIC 3196

2 1 1

Sold Price

^{RS} **500000** ^{UN}

Sold Date **30-Apr-24**

Distance **1.41km**



7/45 YORK STREET BONBEACH VIC 3196

2 1 1

Sold Price

515000

Sold Date **05-Mar-24**

Distance **0.03km**



8/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price

^{RS} **550000**

Sold Date **28-Mar-24**

Distance **0.27km**

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

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