

## 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

7/9-11 YORK STREET BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### 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

5/9-11 YORK STREET BONBEACH VIC 3196	\$635,000	07-Feb-24
9/2 YORK STREET BONBEACH VIC 3196	\$625,000	24-Feb-24
5/14 BROADWAY BONBEACH VIC 3196	\$637,500	18-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.~~

This Statement of Information was prepared on: 14 May 2024



**5/9-11 YORK STREET BONBEACH VIC 3196**

Sold Price **\$635,000** Sold Date **07-Feb-24**

 2  1  1

Distance **0km**



**9/2 YORK STREET BONBEACH VIC 3196**

Sold Price <sup>RS</sup> **\$625,000** Sold Date **24-Feb-24**

 2  1  1

Distance **0.12km**



**5/14 BROADWAY BONBEACH VIC 3196**

Sold Price <sup>RS</sup> **\$637,500** Sold Date **18-Mar-24**

 2  2  1

Distance **0.12km**

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

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