

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

4/40 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2023

to

31 Jan 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

3/96 MCLEOD ROAD CARRUM VIC 3197	\$673,000	25-Jan-24
2/62 BONDI ROAD BONBEACH VIC 3196	\$710,000	06-Jan-24
4/25 SWANPOOL AVENUE CHELSEA VIC 3196	\$735,000	27-Nov-23

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 February 2024



3/96 MCLEOD ROAD CARRUM VIC 3197 Sold Price ^{RS} **\$673,000** Sold Date **25-Jan-24**
Distance **1.53km**

 2  1  1



2/62 BONDI ROAD BONBEACH VIC 3196 Sold Price ^{RS} **\$710,000** Sold Date **06-Jan-24**
Distance **0.19km**

 2  1  2



4/25 SWANPOOL AVENUE CHELSEA VIC 3196 Sold Price **\$735,000** Sold Date **27-Nov-23**
Distance **1.82km**

 2  1  1

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

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