

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

5/9-11 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2023

to

31 Dec 2023

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

7/34 GOLDEN AVENUE BONBEACH VIC 3196	\$634,000	15-Nov-23
1/40 BONDI ROAD BONBEACH VIC 3196	\$636,800	25-Nov-23
5/2A NEWBERRY AVENUE BONBEACH VIC 3196	\$645,000	26-Jul-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: 24 January 2024



**7/34 GOLDEN AVENUE
 BONBEACH VIC 3196**

 2  1  1

Sold Price **\$634,000** Sold Date **15-Nov-23**

Distance **0.44km**



**1/40 BONDI ROAD BONBEACH VIC
 3196**

 2  1  1

Sold Price ^{RS} **\$636,800** Sold Date **25-Nov-23**

Distance **0.34km**



**5/2A NEWBERRY AVENUE
 BONBEACH VIC 3196**

 2  2  1

Sold Price **\$645,000** Sold Date **26-Jul-23**

Distance **0.19km**

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

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