

# 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

1/46 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)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$643,000 Property Type Unit Suburb Bonbeach

Period - From 01/07/2019 to 30/09/2019 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	2/30 Golden Av BONBEACH 3196	\$590,000	15/08/2019
2	8/394 Station St BONBEACH 3196	\$576,000	10/10/2019
3	1/63 Bondi Rd BONBEACH 3196	\$570,000	07/09/2019

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:

31/10/2019 12:46



2   1   1

**Property Type:** Unit  
**Land Size:** 242 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median Unit Price**  
September quarter 2019: \$643,000

## Comparable Properties



**2/30 Golden Av BONBEACH 3196 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 15/08/2019  
**Rooms:** 3  
**Property Type:** Unit



**8/394 Station St BONBEACH 3196 (REI)**

**Agent Comments**

2   1   1

**Price:** \$576,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2019  
**Property Type:** Unit



**1/63 Bondi Rd BONBEACH 3196 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 305 sqm approx