

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

3/38 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/59 Bondi Road Bonbeach VIC 3196	\$537,500	20-Apr-20
2/16 Blantyre Avenue Chelsea VIC 3196	\$604,750	22-May-20
2/28 Embankment Grove Chelsea VIC 3196	\$600,000	29-Apr-20

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: 01 July 2020



1/59 Bondi Road Bonbeach VIC 3196

Sold Price

^{RS} **\$537,500** ^{UN}

Sold Date **20-Apr-20**

2 1 1

Distance **0.11km**



2/16 Blantyre Avenue Chelsea VIC 3196

Sold Price

^{RS} **\$604,750** ^{UN}

Sold Date **22-May-20**

2 1 1

Distance **1.12km**



2/28 Embankment Grove Chelsea VIC 3196

Sold Price

\$600,000

Sold Date **29-Apr-20**

2 1 1

Distance **1.51km**



2A Bardoel Court Chelsea VIC 3196

Sold Price

Sold Date **30-Apr-20**

2 1 1

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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