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	4/8 York Street, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $470,000 & $510,000

Median sale price

Median price $697,000 Property Type Unit Suburb Bonbeach

Period - From 26/09/2023 to 25/09/2024 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	3/396 Station St BONBEACH 3196	$490,000	09/07/2024
2	2/45 York St BONBEACH 3196	$515,000	24/06/2024
3	1/51 Blantyre Av CHELSEA 3196	$522,000	29/04/2024

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: 26/09/2024 09:47

4/8 York Street, Bonbeach Vic 3196



2 1 1

Rooms: 1
Property Type: Unit

Agent Comments

Indicative Selling Price
$470,000 - $510,000
Median Unit Price
26/09/2023 - 25/09/2024: $697,000

Comparable Properties



3/396 Station St BONBEACH 3196 (VG)

2 - -

Price: $490,000
Method: Sale
Date: 09/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/45 York St BONBEACH 3196 (REI/VG)

2 1 1

Price: $515,000
Method: Private Sale
Date: 24/06/2024
Property Type: Unit

Agent Comments



1/51 Blantyre Av CHELSEA 3196 (REI/VG)

2 1 1

Price: $522,000
Method: Private Sale
Date: 29/04/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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