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	2/25 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	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Oct 2023	to	30 Sep 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
5/15 YORK STREET BONBEACH VIC 3196	$825,000	09-Oct-24
1/31 BONDI ROAD BONBEACH VIC 3196	$830,500	17-Jul-24
2/26 BONDI ROAD BONBEACH VIC 3196	$850,000	26-Oct-24

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: 29 October 2024

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5/15 YORK STREET BONBEACH VIC 3196

3 2 2

Sold Price RS $825,000 Sold Date 09-Oct-24

Distance 0.11km



1/31 BONDI ROAD BONBEACH VIC 3196

3 1 1

Sold Price $830,500 Sold Date 17-Jul-24

Distance 0.19km



2/26 BONDI ROAD BONBEACH VIC 3196

3 2 2

Sold Price RS $850,000 Sold Date 26-Oct-24

Distance 0.25km

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

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