

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
10/9 York Street, Bonbeach Vic 3196

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$620,000 House Unit X Suburb Bonbeach

Period - From 01/07/2018 to 30/09/2018 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	5/13 Argyle Av CHELSEA 3196	\$480,000	10/11/2018
2	3/28 Golden Av CHELSEA 3196	\$460,000	10/11/2018
3	1/24 Golden Av BONBEACH 3196	\$450,000	07/09/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
September quarter 2018: \$620,000

Comparable Properties



5/13 Argyle Av CHELSEA 3196 (REI)

Agent Comments



Price: \$480,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Unit



3/28 Golden Av CHELSEA 3196 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 10/11/2018
Rooms: -
Property Type: Unit



1/24 Golden Av BONBEACH 3196 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 07/09/2018
Rooms: -
Property Type: Strata Unit/Flat