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<br>Including suburb and postcode | 6/26 York Street, Bonbeach Vic 3196 |

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $661,250 Property Type Unit Suburb Bonbeach

Period - From 09/03/2021 to 08/03/2022 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 | 5/23 York St BONBEACH 3196 | $660,000 | 12/10/2021 |
| 2 | 4/35 York St BONBEACH 3196 | $649,000 | 24/12/2021 |
| 3 | 12/29 York St BONBEACH 3196 | $642,500 | 20/01/2022 |

**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: 09/03/2022 16:05

# 6/26 York Street, Bonbeach Vic 3196

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**Property Type:**
Agent Comments

**Indicative Selling Price**
$600,000 - $660,000
**Median Unit Price**
09/03/2021 - 08/03/2022: $661,250

## Comparable Properties

**5/23 York St BONBEACH 3196 (REI/VG)**

2 1 1

**Price:** $660,000
**Method:** Sold Before Auction
**Date:** 12/10/2021
**Property Type:** Unit

Agent Comments

**4/35 York St BONBEACH 3196 (REI)**

2 1 1

**Price:** $649,000
**Method:** Sold Before Auction
**Date:** 24/12/2021
**Property Type:** Unit

Agent Comments

**12/29 York St BONBEACH 3196 (REI)**

2 1 1

**Price:** $642,500
**Method:** Private Sale
**Date:** 20/01/2022
**Property Type:** Unit

Agent Comments

**Account** - Hodges | P: 03 95846500 | F: 03 95848216

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