

## 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

2/37 YORK STREET BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,001

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2023

to

31 Oct 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

7/17 GOLDEN AVENUE CHELSEA VIC 3196	718000	09-Nov-24
2/25 YORK STREET BONBEACH VIC 3196	780000	11-Nov-24
2/15 YORK STREET BONBEACH VIC 3196	775000	14-Aug-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: 21 November 2024



**7/17 GOLDEN AVENUE CHELSEA  
VIC 3196**

2 1 1

Sold Price

<sup>RS</sup> **718000** Sold Date **09-Nov-24**

Distance **0.45km**



**2/25 YORK STREET BONBEACH  
VIC 3196**

3 2 2

Sold Price

<sup>RS</sup> **780000** Sold Date **11-Nov-24**

Distance **0.12km**



**2/15 YORK STREET BONBEACH VIC  
3196**

3 2 1

Sold Price

**775000** Sold Date **14-Aug-24**

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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