

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Unit offered for sale

Address
Including suburb and
postcode

1-6/20 York St, Bonbeach

Indicative selling price

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

Unit type or class		Lower price	&	Higher price
e.g. One bedroom units				
Unit 1 – 3 bed, 2 bath, 2 garage	Or range between	\$830,000	&	\$850,000
Units 2/4 – 3 bed, 2 bath, 2 garage	Or range between	\$800,000	&	\$830,000
Unit 5 – 2 bed, 2 bath, 1 garage	Or range between	\$630,000	&	\$650,000
Unit 6 – 2 bed, 2 bath, 1 garage	Or range between	\$650,000	&	\$675,000

Suburb unit median sale price

Median price	\$620,000	Suburb	Bonbeach
Period - From	1/07/18	To	30/09/18
Source	REIV		

Depending on the state of the local property market, and on the level of interest for this property throughout the sale campaign, the price this property sells for, may be more or less than the current indicative selling price.

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

	Address of comparable unit	Price	Date of sale
3 Bedroom Unit	1.2/10 Mernda Ave, Bonbeach	\$850,000	9/10/2018
	2.14 La Perouse Boulevard, Bonbeach	\$840,000	10/07/2018
	3.138 La Perouse Boulevard, Bonbeach	\$810,000	11/07/2018

Unit type or class

	Address of comparable unit	Price	Date of sale
2 Bedroom Unit	1.2A Troy St, Bonbeach	\$630,000	17/09/2018
	2.11/519-521 Nepean Highway, Bonbeach	\$625,000	2/10/2018
	3.3/421 Station St, Bonbeach	\$620,000	14/06/2018