# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

### Unit offered for sale

Address Including suburb and postcode

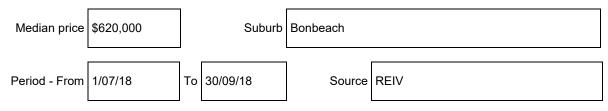
1-6/20 York St, Bonbeach

#### Indicative selling price

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

<b>Unit type or class</b> e.g. One bedroom units	_	Lower price	_	Higher price
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



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.

			Address of comparable unit	Price	Date of sale
			1.2/10 Mernda Ave, Bonbeach	\$850,000	9/10/2018
3	3	Bedroom Unit	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
	1.2A Troy St, Bonbeach	\$630,000	17/09/2018
2 Bedroom Unit	2.11/519-521 Nepean Highway, Bonbeach	\$625,000	2/10/2018
	3.3/421 Station St, Bonbeach	\$620,000	14/06/2018