

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 e.g. One bedroom units		Lower price	&	Higher price
Unit 1- 3 bedroom, 2 bath, double garage	Or range between	\$855,000		\$925,000
Units 2-4 - 3 bedroom, 2 bath, double garage	Or range between	\$797,500		\$875,000
Unit 5- 2 bedroom, 2 bath, single garage	Or range between	\$645,000		\$705,000
Unit 6- 2 bedroom, 2 bath, single garage	Or range between	\$655,000		\$720,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$491,750

Suburb

Bonbeach

Period - From

1/01/17

To

31/03/17

Source

REIV

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom Unit	1 8 Wolstenholme Gdns Bonbeach	\$ 900,000	11/05/17
	2 44b Troy St Bonbeach	\$ 850,000	5/05/17
	3 1/65 Broadway Bonbeach	\$ 808,000	1/05/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedroom Unit	1 3/519 Nepean Hwy Bonbeach	\$ 615,000	7/05/17
	2 5/422 Station St Bonbeach	\$ 506,000	27/01/17
	3 2/431 Station St Bonbeach	\$ 595,000	18/01/17