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	6/17 YORK STREET BONBEACH VIC 3196

Indicative selling price

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

~~Single Price~~		or range between	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Feb 2024	to	31 Jan 2025	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
6/37 BROADWAY BONBEACH VIC 3196	$597,500	20-Jan-25
4/12 GOLDEN AVENUE BONBEACH VIC 3196	$590,000	05-Dec-24
3/11 BONDI ROAD BONBEACH VIC 3196	$567,000	23-Nov-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: 11 February 2025

OBrien Real Estate

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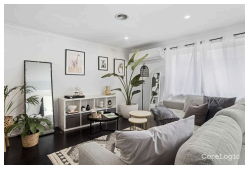


6/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price RS **$597,500** Sold Date **20-Jan-25**

Distance **0.33km**



4/12 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$590,000** Sold Date **05-Dec-24**

Distance **0.29km**



3/11 BONDI ROAD BONBEACH VIC 3196

2 1 1

Sold Price **$567,000** Sold Date **23-Nov-24**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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