

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 1/605 Nepean Hwy, Bonbeach

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 \$630,000 & \$650,000

Median sale price

Median price \$826,000 Property type *Town house* Suburb *Bonbeach*

Period - From 01 Sept 2018 to 31 Aug 2019 Source *CoreLogic*

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
1. 5/587 Nepean Highway, Bonbeach VIC 3196	\$671,000	22-Jul-19
2. 1/600A Nepean Highway, Bonbeach VIC 3196	\$643,000	29-Jul-19
3. 1A Brixton Street, Bonbeach, VIC 3196	\$640,000	22-May-19

This Statement of Information was prepared on: 23 October 2019