

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

1/604 NEPEAN HIGHWAY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/590 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,150,000	21-Sep-24
3/590 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,150,000	26-Sep-24
1/590 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,050,000	30-Sep-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.~~

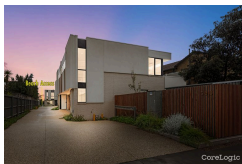
This Statement of Information was prepared on: 06 January 2025

**2/590 NEPEAN HIGHWAY
BONBEACH VIC 3196**

3 2 2

Sold Price **\$1,150,000** Sold Date **21-Sep-24**Distance **0.28km****3/590 NEPEAN HIGHWAY
BONBEACH VIC 3196**

3 2 2

Sold Price ^{RS} **\$1,150,000** Sold Date **26-Sep-24**Distance **0.28km****1/590 NEPEAN HIGHWAY
BONBEACH VIC 3196**

3 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **30-Sep-24**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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