

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

562 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Bonbeach

Period-from

01 Feb 2021

to

31 Jan 2022

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

| | | |
|-------------------------------------|-------------|-----------|
| 12 Ti Tree Avenue Bonbeach VIC 3196 | \$2,660,000 | 03-Dec-21 |
| 5 Chadwell Lane Chelsea VIC 3196 | \$2,912,000 | 13-Nov-21 |
| 655 Nepean Highway Carrum VIC 3197 | \$4,350,000 | 31-Dec-21 |

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.~~

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OBrien Real Estate

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12 Ti Tree Avenue Bonbeach VIC 3196

Sold Price

^{RS}

\$2,660,000

Sold Date

03-Dec-21



3



2



2

Distance

0.16km



5 Chadwell Lane Chelsea VIC 3196

Sold Price

^{RS}

\$2,912,000

Sold Date

13-Nov-21



3



2



4

Distance

0.69km



655 Nepean Highway Carrum VIC 3197

Sold Price

^{RS}

\$4,350,000

Sold Date

31-Dec-21



5



5



3

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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