

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

17/533-535 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2020

to

30 Jun 2021

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

5/533-535 Nepean Highway Bonbeach VIC 3196	\$525,000	23-Feb-21
4/487 Nepean Highway Chelsea VIC 3196	\$580,000	10-Mar-21
14/8 Maury Road Chelsea VIC 3196	\$530,000	21-Jun-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.~~

This Statement of Information was prepared on: 21 July 2021



**5/533-535 Nepean Highway
Bonbeach VIC 3196**

2 1 1

Sold Price **\$525,000** Sold Date **23-Feb-21**

Distance -

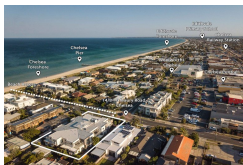


**4/487 Nepean Highway Chelsea
VIC 3196**

2 1 1

Sold Price **\$580,000** Sold Date **10-Mar-21**

Distance **0.58km**



14/8 Maury Road Chelsea VIC 3196

2 1 1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **21-Jun-21**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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