

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

\$1,000,000

&

\$1,100,000

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

4/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196	\$960,000	15-Mar-24
2/590 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,150,000	21-Sep-24
2/27 PATTERSON STREET BONBEACH VIC 3196	\$1,125,000	19-Sep-23

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: 13 February 2025



**4/595-596 NEPEAN HIGHWAY
BONBEACH VIC 3196**

3 2 2

Sold Price **\$960,000** Sold Date **15-Mar-24**

Distance **0.19km**



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

3 2 2

Sold Price **\$1,150,000** Sold Date **21-Sep-24**

Distance **0.28km**



**2/27 PATTERSON STREET
BONBEACH VIC 3196**

3 2 2

Sold Price **\$1,125,000** Sold Date **19-Sep-23**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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