

## 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

9/580 NEPEAN HIGHWAY BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2022

to

30 Apr 2023

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

2/601 NEPEAN HIGHWAY BONBEACH VIC 3196	\$990,000	28-Mar-23
4/1 INNER HARBOUR DRIVE PATTERSON LAKES VIC 3197	\$875,000	24-Mar-23
3/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196	\$930,000	11-Mar-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.~~

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**2/601 NEPEAN HIGHWAY  
BONBEACH VIC 3196**

3 2 2

Sold Price

<sup>RS</sup> **\$990,000** Sold Date **28-Mar-23**

Distance **0.39km**



**4/1 INNER HARBOUR DRIVE  
PATTERSON LAKES VIC 3197**

2 2 1

Sold Price

<sup>RS</sup> **\$875,000** Sold Date **24-Mar-23**

Distance **1.86km**



**3/595-596 NEPEAN HIGHWAY  
BONBEACH VIC 3196**

3 2 2

Sold Price

<sup>RS</sup> **\$930,000** <sup>UN</sup> Sold Date **11-Mar-23**

Distance **0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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