

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196

### Indicative selling price

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

Single price \$\* or range between \$\*590,000 & \$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$520,000 \*House \*Unit x Suburb Bonbeach

Period - From Feb 2016 to Jan 2017 Source RP Data

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 30/519-521 Nepean Highway, Bonbeach	\$675,000	31-Oct-16
2 3/25 York Street, Bonbeach	\$615,000	12-Nov-16
3 6/2A Newberry Avenue, Bonbeach	\$570,000	22-Apr-17



OBrien Real Estate