

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

5/595 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$781,000 Property Type Unit Suburb Bonbeach

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 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	3/48 Broadway BONBEACH 3196	\$935,000	02/07/2021
2	36 La Perouse Blvd BONBEACH 3196	\$920,000	31/07/2021
3	86 Royal Rd BONBEACH 3196	\$900,000	11/09/2021

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 six months.~~

This Statement of Information was prepared on:

17/09/2021 13:04



3 2 2

Property Type: Townhouse
(Single)

Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

June quarter 2021: \$781,000

Comparable Properties



3/48 Broadway BONBEACH 3196 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Sold Before Auction

Date: 02/07/2021

Property Type: Unit

Land Size: 200 sqm approx



36 La Perouse Blvd BONBEACH 3196 (REI)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 31/07/2021

Property Type: House

86 Royal Rd BONBEACH 3196 (REI)

Agent Comments

3 3 2

Price: \$900,000

Method: Auction Sale

Date: 11/09/2021

Property Type: Townhouse (Res)