

## 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

2/504 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2022

to

28 Feb 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 5B ALLEYNE AVENUE BONBEACH VIC 3196  | \$1,100,000 | 06-Oct-22 |
| 1C SHENFIELD AVENUE CHELSEA VIC 3196 | \$1,300,000 | 31-Jan-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: 07 March 2023



OBrien Real Estate

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**5B ALLEYNE AVENUE BONBEACH  
VIC 3196**

Sold Price

**\$1,100,000**

Sold Date

**06-Oct-22**



3



2



2

Distance

**0.9km**



**1C SHENFIELD AVENUE CHELSEA  
VIC 3196**

Sold Price

<sup>RS</sup>

**\$1,300,000**

Sold Date

**31-Jan-23**



3



2



2

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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