

## 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

5/587 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

\$689,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

\*House

\*Unit

X

Suburb

Bonbeach

Period-from

01 Jul 2018

to

30 Jun 2019

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

1/15-17 Shenfield Avenue Chelsea VIC 3196	\$680,000	17-Jan-19
9/1 Nepean Highway Seaford VIC 3198	\$691,000	16-May-19
12/1 Nepean Highway Seaford VIC 3198	\$690,000	03-Jun-19

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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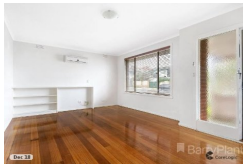
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1/15-17 Shenfield Avenue Chelsea  
VIC 3196

2 1 2

Sold Price

**\$680,000**

Sold Date

**17-Jan-19**

Distance

**1.05km**



9/1 Nepean Highway Seaford VIC  
3198

3 2 2

Sold Price

<sup>RS</sup> **\$691,000** <sup>UN</sup>

Sold Date

**16-May-19**

Distance

**1.7km**



12/1 Nepean Highway Seaford VIC  
3198

3 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**03-Jun-19**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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