

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

11/533-535 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2019

to

30 Apr 2020

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

6/533 Nepean Highway Bonbeach VIC 3196	\$490,000	18-Dec-19
7/519-521 Nepean Highway Bonbeach VIC 3196	\$500,000	12-Dec-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.

This Statement of Information was prepared on: 11 May 2020



**6/533 Nepean Highway Bonbeach
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$490,000**

Sold Date

18-Dec-19

Distance

0.02km



**7/519-521 Nepean Highway
Bonbeach VIC 3196**

 2  2  1

Sold Price

\$500,000

Sold Date

12-Dec-19

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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