

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

2/587 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

or range
between

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2021

to

31 Mar 2022

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

10/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196	\$783,000	14-Dec-21
5/10 BROADWAY BONBEACH VIC 3196	\$742,000	16-Dec-21
2/42 GLENOLA ROAD CHELSEA VIC 3196	\$740,000	26-Feb-22

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: 13 April 2022



**10/519-521 NEPEAN HIGHWAY
BONBEACH VIC 3196**

2 1 2

Sold Price

\$783,000

Sold Date

14-Dec-21

Distance

0.78km



**5/10 BROADWAY BONBEACH VIC
3196**

3 1 2

Sold Price

\$742,000

Sold Date

16-Dec-21

Distance

0.95km



**2/42 GLENOLA ROAD CHELSEA
VIC 3196**

3 1 1

Sold Price

^{RS} **\$740,000**

Sold Date

26-Feb-22

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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