

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

3/595 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$890,000

&

\$970,000

Median sale price

Median price \$950,000

Property Type Townhouse

Suburb Bonbeach

Period - From 22/02/2022

to

21/02/2023

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	1 Wolstenholme Gdns BONBEACH 3196	\$950,000	16/11/2022
2	3/4 Reserve Rd SEAFORD 3198	\$930,000	30/11/2022
3	13/595 Nepean Hwy BONBEACH 3196	\$930,000	01/02/2023

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:

22/02/2023 20:30



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median Townhouse Price

22/02/2022 - 21/02/2023: \$950,000

Comparable Properties



1 Wolstenholme Gdns BONBEACH 3196 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 16/11/2022

Property Type: Townhouse (Single)

Land Size: 245 sqm approx



3/4 Reserve Rd SEAFORD 3198 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000

Method: Private Sale

Date: 30/11/2022

Property Type: Townhouse (Single)



13/595 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

3 2 3

Price: \$930,000

Method: Private Sale

Date: 01/02/2023

Property Type: Townhouse (Single)

Land Size: 158 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216