

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

19/533-535 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

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2020

to

30 Jun 2021

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

14/8 Maury Road Chelsea VIC 3196	\$530,000	21-Jun-21
4/487 Nepean Highway Chelsea VIC 3196	\$580,000	10-Mar-21
5/533-535 Nepean Highway Bonbeach VIC 3196	\$525,000	23-Feb-21

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: 14 July 2021

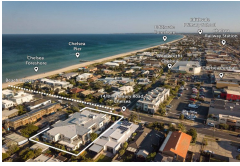


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14/8 Maury Road Chelsea VIC 3196

Sold Price

^{RS} \$530,000 ^{UN}

Sold Date

21-Jun-21

2

1

1

Distance

0.79km



4/487 Nepean Highway Chelsea VIC 3196

Sold Price

\$580,000

Sold Date

10-Mar-21

2

1

1

Distance

0.58km



5/533-535 Nepean Highway Bonbeach VIC 3196

Sold Price

\$525,000

Sold Date

23-Feb-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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