

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

4/519-521 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

\$745,000

&

\$765,000

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

9/519-521 Nepean Highway Bonbeach VIC 3196	\$760,000	11-May-21
3/443 Station Street Bonbeach VIC 3196	\$752,000	01-May-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: 07 July 2021


**9/519-521 Nepean Highway
Bonbeach VIC 3196**
 2  1  2

 Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **11-May-21**

 Distance **0.04km**

**3/443 Station Street Bonbeach VIC
3196**
 2  2  1

 Sold Price **\$752,000** Sold Date **01-May-21**

 Distance **0.62km**
RS = Recent sale

UN = Undisclosed Sale

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