

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

2/504 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2022

to

28 Feb 2023

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

5B ALLEYNE AVENUE BONBEACH VIC 3196	\$1,100,000	06-Oct-22
1C SHENFIELD AVENUE CHELSEA VIC 3196	\$1,300,000	31-Jan-23

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 March 2023



OBrien Real Estate

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**5B ALLEYNE AVENUE BONBEACH
VIC 3196**

Sold Price

\$1,100,000

Sold Date

06-Oct-22



3



2



2

Distance

0.9km



**1C SHENFIELD AVENUE CHELSEA
VIC 3196**

Sold Price

^{RS} **\$1,300,000**

Sold Date

31-Jan-23



3



2



2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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