

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

3/544 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

\$1,270,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2021

to

31 Dec 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

2/12 Newberry Avenue Bonbeach VIC 3196	\$1,325,000	29-Oct-21
2A Chadwell Grove Chelsea VIC 3196	\$1,410,000	10-Nov-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.

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2/12 Newberry Avenue Bonbeach
VIC 3196

4 2 2

Sold Price ^{RS} **\$1,325,000** ^{UN} Sold Date **29-Oct-21**

Distance **0.29km**



2A Chadwell Grove Chelsea VIC
3196

3 2 2

Sold Price ^{RS} **\$1,410,000** Sold Date **10-Nov-21**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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