

## 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](http://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.

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

2 1 2

Sold Price <sup>RS</sup> **\$760,000** <sup>UN</sup> 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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