

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

6/367-369 NEPEAN HIGHWAY CHELSEA 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

\$880,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/64 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,020,000	06-May-24
1 ALLEYNE AVENUE BONBEACH VIC 3196	\$985,000	09-Apr-24
1/25 FOWLER STREET BONBEACH VIC 3196	\$965,000	19-Jun-24

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: 02 August 2024

Jo Barclay
P (03) 9722 7077
M 0439 394 434
E Jo.barclay@obre.com.au



**2/64 COAST BANKSIA DRIVE
BONBEACH VIC 3196**

 3  2  2

Sold Price **\$1,020,000** Sold Date **06-May-24**

Distance **1.93km**



**1 ALLEYNE AVENUE BONBEACH
VIC 3196**

 3  2  1

Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **09-Apr-24**

Distance **1.37km**



**1/25 FOWLER STREET BONBEACH
VIC 3196**

 3  2  2

Sold Price ^{RS} **\$965,000** Sold Date **19-Jun-24**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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