

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

4/594 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/499-500 Station Street Carrum VIC 3197	\$640,000	16-Jun-20
4/647-652 Nepean Highway Carrum VIC 3197	\$630,000	16-Dec-19
2/523-525 Station Street Carrum VIC 3197	\$615,000	09-Jan-20

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: 05 November 2020



3/499-500 Station Street Carrum VIC 3197

3 1 1

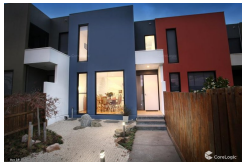
Sold Price

\$640,000

Sold Date

16-Jun-20

Distance

0.59km


4/647-652 Nepean Highway Carrum VIC 3197

2 2 2

Sold Price

\$630,000

Sold Date

16-Dec-19

Distance

0.79km


2/523-525 Station Street Carrum VIC 3197

2 1 1

Sold Price

\$615,000

Sold Date

09-Jan-20

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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