

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

5/533-535 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2020

to

31 Dec 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

11/533-535 Nepean Highway Bonbeach VIC 3196	\$485,000	25-Oct-20
5/2A Williams Grove Bonbeach VIC 3196	\$570,000	14-Dec-20
6/490-492 Nepean Highway Chelsea VIC 3196	\$577,243	18-Oct-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: 28 January 2021

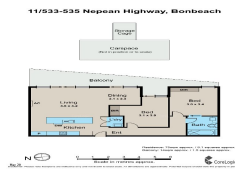


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**11/533-535 Nepean Highway
Bonbeach VIC 3196**

2 1 1

Sold Price **\$485,000** Sold Date **25-Oct-20**

Distance -



**5/2A Williams Grove Bonbeach VIC
3196**

2 2 1

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **14-Dec-20**

Distance **0.05km**



**6/490-492 Nepean Highway
Chelsea VIC 3196**

2 1 1

Sold Price **\$577,243** Sold Date **18-Oct-20**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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