

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

6/589 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/589 NEPEAN HIGHWAY BONBEACH VIC 3196	\$465,000	04-Mar-23
2/38-40 BROADWAY BONBEACH VIC 3196	\$442,500	03-Jun-23

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: 03 August 2023



**3/589 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 2  1  1

Sold Price

\$465,000

Sold Date **04-Mar-23**

Distance

0km



**2/38-40 BROADWAY BONBEACH
VIC 3196**

 2  1  1

Sold Price

\$442,500

Sold Date **03-Jun-23**

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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