

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

1/580-581 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2021

to

31 Jul 2022

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

6/616-617 NEPEAN HIGHWAY CARRUM VIC 3197	\$840,000	03-May-22
2/587 NEPEAN HIGHWAY BONBEACH VIC 3196	\$731,500	16-Apr-22
4/4-5 NEPEAN HIGHWAY SEAFORD VIC 3198	\$885,000	15-Feb-22

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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**6/616-617 NEPEAN HIGHWAY
CARRUM VIC 3197**

3 2 2

Sold Price **\$840,000** Sold Date **03-May-22**

Distance **0.78km**



**2/587 NEPEAN HIGHWAY
BONBEACH VIC 3196**

3 1 1

Sold Price **\$731,500** Sold Date **16-Apr-22**

Distance **0.11km**



**4/4-5 NEPEAN HIGHWAY
SEAFORD VIC 3198**

3 2 2

Sold Price **\$885,000** Sold Date **15-Feb-22**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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