

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

2/588a Nepean Highway, Bonbeach Vic 3196
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,550,000

 &

\$1,650,000

Median sale price

Median price

\$525,000

 Property Type

Unit

 Suburb

Bonbeach

Period - From

01/07/2018

 to

30/06/2019

 Source

REIV

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 six 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
1	6/602 Nepean Hwy BONBEACH 3196	\$1,580,000	16/04/2019
2	6/693 Nepean Hwy CARRUM 3197	\$1,450,000	18/04/2019
3			

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 six months.

This Statement of Information was prepared on:

17/09/2019 17:02



Property Type: Townhouse

Agent Comments

Comparable Properties



6/602 Nepean Hwy BONBEACH 3196 (REI/VG) Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 16/04/2019

Property Type: Townhouse (Single)



6/693 Nepean Hwy CARRUM 3197 (VG) Agent Comments



Price: \$1,450,000

Method: Sale

Date: 18/04/2019

Property Type: Strata Unit/Flat

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 six months.