### 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

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Bonbeach
Period - From	01/07/2018	to	30/06/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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.

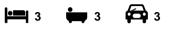
This Statement of Information was prepared on:

17/09/2019 17:02



# hockingstuart





Property Type: Townhouse Agent Comments Garry Donovan 03 9583 3246 0419 588 660 gdonovan@hockingstuart.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median Unit Price Year ending June 2019: \$525,000

## **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)

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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.

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments