

## 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

7/538 Nepean Highway Bonbeach VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,115,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$826,000

Property type

Other

Suburb

Bonbeach

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/443 Station Street Bonbeach VIC 3196	\$930,000	22-Dec-18
6/381 Station Street Bonbeach VIC 3196	\$935,000	09-Aug-18
6/601 Nepean Highway Bonbeach VIC 3196	\$1,490,000	15-Oct-18

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: 11 October 2019



**1/443 Station Street Bonbeach VIC 3196**

 3
  2
  2

Sold Price

**\$930,000**

Sold Date

**22-Dec-18**

Distance

**0.42km**



**6/381 Station Street Bonbeach VIC 3196**

 3
  2
  2

Sold Price

**\$935,000**

Sold Date

**09-Aug-18**

Distance

**0.56km**



**6/601 Nepean Highway Bonbeach VIC 3196**

 3
  2
  2

Sold Price

**\$1,490,000**

Sold Date

**15-Oct-18**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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