

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 2/594 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Bonbeach

Period - From 01/07/2019 to 30/06/2020 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	20/38-40 Broadway BONBEACH 3196	\$520,000	04/06/2020
2	1/27 Broadway BONBEACH 3196	\$510,000	18/07/2020
3	1/75 Church Rd CARRUM 3197	\$510,000	30/05/2020

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: 07/10/2020 11:20



2 1.5 2

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending June 2020: \$590,000

Comparable Properties



20/38-40 Broadway BONBEACH 3196 (REI/VG) **Agent Comments**

2 1 1

Price: \$520,000

Method: Private Sale

Date: 04/06/2020

Property Type: Unit



1/27 Broadway BONBEACH 3196 (VG)

Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 18/07/2020

Property Type: Flat/Unit/Apartment (Res)

1/75 Church Rd CARRUM 3197 (VG)

Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 30/05/2020

Property Type: Flat/Unit/Apartment (Res)