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	29/519-521 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Dec 2023	to	30 Nov 2024	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
5/15-17 SHENFIELD AVENUE CHELSEA VIC 3196	$720,000	16-Oct-24
4/8 MAURY ROAD CHELSEA VIC 3196	$680,000	06-Jul-24
1/5 MAURY ROAD CHELSEA VIC 3196	$695,000	20-Jul-24

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: 17 December 2024

OBrien Real Estate

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5/15-17 SHENFIELD AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$720,000** Sold Date **16-Oct-24**

Distance **0.31km**



4/8 MAURY ROAD CHELSEA VIC 3196

2 1 1

Sold Price **$680,000** Sold Date **06-Jul-24**

Distance **0.66km**



1/5 MAURY ROAD CHELSEA VIC 3196

2 1 2

Sold Price RS **$695,000** Sold Date **20-Jul-24**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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