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	6/490-492 Nepean Highway Chelsea 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2019	to	30 Sep 2020	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
6/533-535 Nepean Highway Bonbeach VIC 3196	$490,000	19-Dec-19
6/6 Harding Avenue Bonbeach VIC 3196	$565,000	21-May-20
6/533 Nepean Highway Bonbeach VIC 3196	-	-

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: 12 October 2020

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6/533-535 Nepean Highway Bonbeach VIC 3196

2 1 1

Sold Price **$490,000** Sold Date **19-Dec-19**

Distance **0.55km**



6/6 Harding Avenue Bonbeach VIC 3196

2 1 1

Sold Price **$565,000** Sold Date **21-May-20**

Distance **0.63km**



6/533 Nepean Highway Bonbeach VIC 3196

2 1 1

Sold Price **-** Sold Date **-**

Distance **-**

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

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