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	3/544 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	$1,270,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jan 2021	to	31 Dec 2021	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
2/12 Newberry Avenue Bonbeach VIC 3196	$1,325,000	29-Oct-21
2A Chadwell Grove Chelsea VIC 3196	$1,410,000	10-Nov-21

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: 19 January 2022

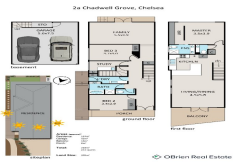
OBrien Real Estate
Ebony Warnecke
M 0452093030
E ebony.warnecke@obrienrealestate.com.au



2/12 Newberry Avenue Bonbeach VIC 3196

4 2 2

Sold Price RS **$1,325,000** UN
Sold Date **29-Oct-21**
Distance **0.29km**



2A Chadwell Grove Chelsea VIC 3196

3 2 2

Sold Price RS **$1,410,000**
Sold Date **10-Nov-21**
Distance **0.59km**

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

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