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	8/544 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	$1,280,000	&	$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jun 2021	to	31 May 2022	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
3/544 NEPEAN HIGHWAY BONBEACH VIC 3196	$1,300,000	02-Feb-22
9 INNER HARBOUR DRIVE PATTERSON LAKES VIC 3197	$1,280,000	06-Feb-22
19 MAURY LANE CHELSEA VIC 3196	$1,225,000	28-Mar-22

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: 06 June 2022

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



3/544 NEPEAN HIGHWAY BONBEACH VIC 3196

3 2 4

Sold Price **$1,300,000** Sold Date **02-Feb-22**

Distance **-**

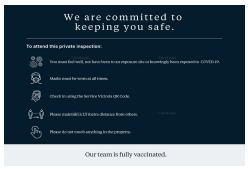


9 INNER HARBOUR DRIVE PATTERSON LAKES VIC 3197

4 2 2

Sold Price **$1,280,000** Sold Date **06-Feb-22**

Distance **-**



19 MAURY LANE CHELSEA VIC 3196

3 2 2

Sold Price **$1,225,000** Sold Date **28-Mar-22**

Distance **0.85km**

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

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