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	19/533-535 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	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2021	to	31 Oct 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.

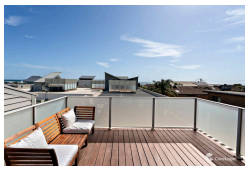
Address of comparable property	Price	Date of sale
13/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196	$560,000	08-May-22
15/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196	$495,000	25-Jul-22
9/8 MAURY ROAD CHELSEA VIC 3196	$570,000	03-Oct-22

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: 08 November 2022

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



13/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196

2 1 1

Sold Price **$560,000** Sold Date **08-May-22**

Distance **0km**



15/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196

2 1 1

Sold Price **$495,000** Sold Date **25-Jul-22**

Distance **0km**



9/8 MAURY ROAD CHELSEA VIC 3196

2 1 1

Sold Price RS **$570,000** UN Sold Date **03-Oct-22**

Distance **0.79km**

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

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