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	2/594 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	$645,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Apr 2023	to	31 Mar 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
3/63 BONDI ROAD BONBEACH VIC 3196	$675,000	13-Dec-23
2/36 KALIMNA STREET CARRUM VIC 3197	$682,000	29-Oct-23
2/18-22 GOLDEN AVENUE BONBEACH VIC 3196	$655,000	12-Feb-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: 22 April 2024

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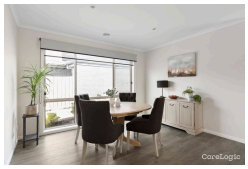


3/63 BONDI ROAD BONBEACH VIC 3196

2 1 1

Sold Price **$675,000** Sold Date **13-Dec-23**

Distance **1.09km**



2/36 KALIMNA STREET CARRUM VIC 3197

2 1 2

Sold Price **$682,000** Sold Date **29-Oct-23**

Distance **1.26km**



2/18-22 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$655,000** Sold Date **12-Feb-24**

Distance **1.3km**

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

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