

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 1/595 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$860,000

Median sale price

Median price \$545,000 House Unit X Suburb Bonbeach

Period - From 01/04/2018 to 31/03/2019 Source REIV

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 six 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
1	2 Fowler St CHELSEA 3196	\$855,000	30/03/2019
2	29 Riversdale Av CARRUM 3197	\$830,000	28/02/2019
3	2 Brixton St BONBEACH 3196	\$820,000	22/03/2019

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 six months.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending March 2019: \$545,000

Comparable Properties



2 Fowler St CHELSEA 3196 (REI/VG)

Agent Comments

4 2 4

Price: \$855,000
Method: Private Sale
Date: 30/03/2019
Rooms: 7
Property Type: House
Land Size: 616 sqm approx



29 Riversdale Av CARRUM 3197 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 28/02/2019
Rooms: -
Property Type: Townhouse (Single)



2 Brixton St BONBEACH 3196 (REI/VG)

Agent Comments

3 2 4

Price: \$820,000
Method: Private Sale
Date: 22/03/2019
Rooms: 6
Property Type: House
Land Size: 350 sqm approx