

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

4/603 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

\$2,150,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Bonbeach

Period-from

01 Aug 2022

to

31 Jul 2023

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 CLIPPER ISLAND PATTERSON LAKES VIC 3197	\$2,350,000	27-May-22
13 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$2,310,000	02-Apr-22
15 BEACHCOMBER COURT PATTERSON LAKES VIC 3197	\$2,200,000	06-Mar-23

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: 25 August 2023



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**3 CLIPPER ISLAND PATTERSON
LAKES VIC 3197**

4 3 2

Sold Price **\$2,350,000** Sold Date **27-May-22**

Distance **1.87km**

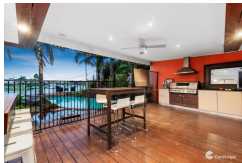


**13 COAST BANKSIA DRIVE
BONBEACH VIC 3196**

5 2 3

Sold Price **\$2,310,000** Sold Date **02-Apr-22**

Distance **0.71km**



**15 BEACHCOMBER COURT
PATTERSON LAKES VIC 3197**

4 3 2

Sold Price **\$2,200,000** Sold Date **06-Mar-23**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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