

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

12/39-41 NEPEAN HIGHWAY SEAFORD VIC 3198

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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2022

to

31 Oct 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

16/39-41 NEPEAN HIGHWAY SEAFORD VIC 3198	\$860,000	20-Sep-23
4/2 COOLIBAR AVENUE SEAFORD VIC 3198	\$850,000	16-May-23
2/4 RESERVE ROAD SEAFORD VIC 3198	-	25-Sep-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: 13 November 2023



16/39-41 NEPEAN HIGHWAY SEAFORD VIC 3198

3 2 2

Sold Price **\$860,000** Sold Date **20-Sep-23**

Distance **0.02km**

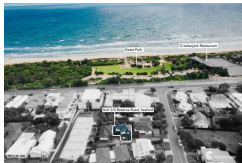


4/2 COOLIBAR AVENUE SEAFORD VIC 3198

3 1 1

Sold Price **\$850,000** Sold Date **16-May-23**

Distance **0.36km**



2/4 RESERVE ROAD SEAFORD VIC 3198

3 2 2

Sold Price

RS UN

Sold Date **25-Sep-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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