

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

2/209 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

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2021

to

31 Jan 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

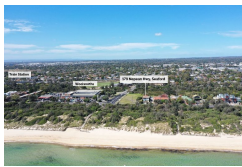
Date of sale

179 Nepean Highway Seaford VIC 3198	\$1,500,000	17-Sep-21
219 Nepean Highway Seaford VIC 3198	\$1,400,000	07-Nov-21
4 Beckwith Grove Seaford VIC 3198	\$1,743,000	13-Nov-21

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: 10 February 2022



179 Nepean Highway Seaford VIC 3198

 4
  2
  2

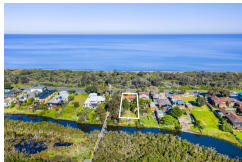
Sold Price

^{RS} **\$1,500,000**

Sold Date

17-Sep-21

Distance

0.45km


219 Nepean Highway Seaford VIC 3198

 3
  1
  2

Sold Price

^{RS} **\$1,400,000**

Sold Date

07-Nov-21

Distance

0.14km


4 Beckwith Grove Seaford VIC 3198

 3
  2
  2

Sold Price

^{RS} **\$1,743,000** ^{UN}

Sold Date

13-Nov-21

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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