

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

7/269 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2021

to

31 Dec 2021

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

5/291 Nepean Highway Seaford VIC 3198	\$557,755	05-Aug-21
1/279 Nepean Highway Seaford VIC 3198	\$500,000	01-Oct-21
2/291 Nepean Highway Seaford VIC 3198	\$542,000	14-Jul-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: 11 January 2022



5/291 Nepean Highway Seaford VIC 3198 Sold Price

\$557,755 Sold Date **05-Aug-21**

 2  1  1

Distance **0.52km**



1/279 Nepean Highway Seaford VIC 3198 Sold Price

\$500,000 Sold Date **01-Oct-21**

 2  1  1

Distance **0.24km**



2/291 Nepean Highway Seaford VIC 3198 Sold Price

\$542,000 Sold Date **14-Jul-21**

 2  1  1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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