

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

2/212 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

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

7/212 Nepean Highway Seaford VIC 3198	\$650,000	18-Jan-22
3/204 Nepean Highway Seaford VIC 3198	\$684,000	30-Oct-21
6/33-35 Fortescue Avenue Seaford VIC 3198	\$675,000	11-Dec-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: 25 February 2022



7/212 Nepean Highway Seaford VIC 3198 Sold Price ^{RS} **\$650,000** Sold Date **18-Jan-22**

2

1

1

Distance -



3/204 Nepean Highway Seaford VIC 3198 Sold Price **\$684,000** Sold Date **30-Oct-21**

2

2

2

Distance **0.11km**



6/33-35 Fortescue Avenue Seaford VIC 3198 Sold Price **\$675,000** Sold Date **11-Dec-21**

2

1

4

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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