



2 1 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:**  
Agent Comments

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
March quarter 2017: \$505,000

## Comparable Properties



**6/84 Nepean Hwy SEAFORD 3198 (REI)**

Agent Comments

2 1 2

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 08/03/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Single)  
**Land Size:**

**2/44 Nepean Hwy SEAFORD (REI/VG)**

Agent Comments

2 1 1

**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 10/12/2016  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:**



**7/267 Nepean Hwy SEAFORD 3198 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$423,500  
**Method:** Private Sale  
**Date:** 23/11/2016  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:**

## 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

5/59-60 Nepean Highway, Seaford Vic 3198

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$420,000

&amp;

\$460,000

## Median sale price

Median price \$505,000

Unit X

Suburb Seaford

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

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
6/84 Nepean Hwy SEAFORD 3198	\$445,000	08/03/2017
2/44 Nepean Hwy SEAFORD	\$430,000	10/12/2016
7/267 Nepean Hwy SEAFORD 3198	\$423,500	23/11/2016