

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/1 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

*Unit

X

Suburb

Seaford

Period-from

01 Oct 2017

to

30 Sep 2018

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 six 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

48D Nepean Highway Seaford VIC 3198	\$675,000	03-Jul-18
17 Arthur Street Seaford VIC 3198	\$790,000	28-Jul-18
2/13 Northcote Street Seaford VIC 3198	\$686,000	11-Aug-18

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 six months.~~

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48D Nepean Highway Seaford VIC 3198

Sold Price

\$675,000

Sold Date

03-Jul-18


Distance

0.88km

17 Arthur Street Seaford VIC 3198

Sold Price

\$790,000

Sold Date

28-Jul-18


Distance

1.03km

2/13 Northcote Street Seaford VIC 3198

Sold Price

\$686,000

Sold Date

11-Aug-18


Distance

1.47km

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