

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

6/281-282 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

\$469,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2021

to

30 Sep 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

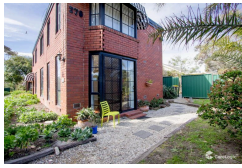
Date of sale

1/270 NEPEAN HIGHWAY SEAFORD VIC 3198	\$466,000	12-Aug-22
2/18 CARDER AVENUE SEAFORD VIC 3198	\$465,000	19-Jul-22
3/14 CARDER AVENUE SEAFORD VIC 3198	\$495,000	14-Sep-22

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: 27 October 2022

**1/270 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price **\$466,000** Sold Date **12-Aug-22**Distance **0.28km****2/18 CARDER AVENUE SEAFORD
VIC 3198**

2 1 1

Sold Price ^{RS} **\$465,000** Sold Date **19-Jul-22**Distance **0.45km****3/14 CARDER AVENUE SEAFORD
VIC 3198**

2 1 1

Sold Price **\$495,000** Sold Date **14-Sep-22**Distance **0.46km****RS** = Recent sale**UN** = Undisclosed Sale

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