

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

1/275 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2022

to

30 Nov 2023

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

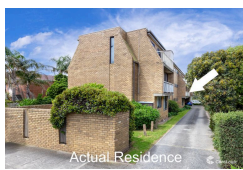
Date of sale

5/275 NEPEAN HIGHWAY SEAFORD VIC 3198	\$432,000	23-Nov-23
11/17 CLAUDE STREET SEAFORD VIC 3198	\$480,000	17-Jul-23
1/270 NEPEAN HIGHWAY SEAFORD VIC 3198	\$466,000	12-Aug-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: 20 December 2023


**5/275 NEPEAN HIGHWAY
SEAFORD VIC 3198**
 2  1  1

Sold Price

^{RS}
\$432,000

Sold Date

23-Nov-23

Distance

0.03km

**11/17 CLAUDE STREET SEAFORD
VIC 3198**
 2  1  1

Sold Price

\$480,000

Sold Date

17-Jul-23

Distance

1.01km

**1/270 NEPEAN HIGHWAY
SEAFORD VIC 3198**
 2  1  1

Sold Price

\$466,000

Sold Date

12-Aug-22

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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