

# 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 4/293-294 Nepean Highway Seaford VIC 3198

### Indicative selling price

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

Range between \$300,000 & \$330,000

### Median sale price

Median price \$462,500 Unit x Suburb Seaford

Period - From 1 Aug 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

- 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
1/54 Boonong Avenue Seaford	\$321,500	April 2018
2/54 Boonong Avenue Seaford	\$316,000	Feb 2018
11/8-12 Bainbridge Avenue Seaford	\$380,000	April 2018

