

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

8/281-282 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

\$495,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 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

7/269 NEPEAN HIGHWAY SEAFORD VIC 3198	\$512,500	01-Feb-22
2/9 WISEWOULD AVENUE SEAFORD VIC 3198	\$555,000	04-Dec-21
3/8 WISEWOULD AVENUE SEAFORD VIC 3198	\$560,500	30-Oct-21

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: 18 March 2022



7/269 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price

RS

\$512,500

Sold Date

01-Feb-22

Distance

0.31km



2/9 WISEWOULD AVENUE SEAFORD VIC 3198

2 1 1

Sold Price

\$555,000

Sold Date

04-Dec-21

Distance

0.34km



3/8 WISEWOULD AVENUE SEAFORD VIC 3198

2 1 1

Sold Price

\$560,500

Sold Date

30-Oct-21

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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