

## 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

4/280 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,875

\*House

\*Unit

X

Suburb

Seaford

Period-from

01 Jul 2018

to

30 Jun 2019

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

8/281-282 Nepean Highway Seaford VIC 3198	\$395,000	05-Jul-19
15/13 Wisewould Avenue Seaford VIC 3198	\$415,000	30-Apr-19
3/295-296 Nepean Highway Seaford VIC 3198	\$500,000	22-Feb-19

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.~~

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**8/281-282 Nepean Highway Seaford VIC 3198**

Sold Price <sup>RS</sup> **\$395,000** Sold Date **05-Jul-19**

2 1 1

Distance **0.03km**

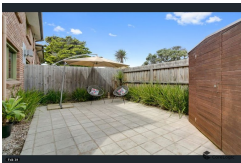


**15/13 Wisewould Avenue Seaford VIC 3198**

Sold Price <sup>RS</sup> **\$415,000** Sold Date **30-Apr-19**

2 1 1

Distance **0.34km**



**3/295-296 Nepean Highway Seaford VIC 3198**

Sold Price **\$500,000** Sold Date **22-Feb-19**

2 1 1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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