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Rooms: 7
Property Type: Townhouse
Land Size:
 Agent Comments

Indicative Selling Price
 \$680,000 - \$748,000
Median House Price
 March quarter 2017: \$662,500

The quoted range is higher than the recent sale data due to the following reasons: freestanding townhouse, only 2 on the allotment, private setting, quality building materials, multiple living zones, 2.5 bathrooms and large outdoor living areas.

Comparable Properties



8/58 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$650,000
Method: Private Sale
Date: 27/03/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size:



18/39-41 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$606,500
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size:



2/259 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$640,000
Method: Private Sale
Date: 13/02/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size:

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

2/76 Nepean Highway, Seaford Vic 3198

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$680,000

&

\$748,000

Median sale price

Median price \$662,500

House

X

Suburb

Seaford

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
8/58 Nepean Hwy SEAFORD 3198	\$650,000	27/03/2017
18/39-41 Nepean Hwy SEAFORD 3198	\$606,500	25/02/2017
2/259 Nepean Hwy SEAFORD 3198	\$640,000	13/02/2017