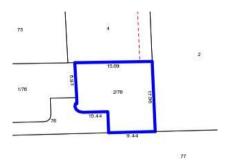
## hockingstuart





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)

**4** 3 **-** 2 **6** 

**Price:** \$650,000 **Method:** Private Sale **Date:** 27/03/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size:

**Agent Comments** 



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

**=** 3 **=** 2 **=** 

**Price:** \$606,500 **Method:** Auction Sale **Date:** 25/02/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size:

**Agent Comments** 



2/259 Nepean Hwy SEAFORD 3198 (REI)

**└** 3 **└** 2 **/** 

Price: \$640,000 Method: Private Sale Date: 13/02/2017 Rooms: 5

Property Type: Townhouse (Res)

Land Size:

**Agent Comments** 

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501





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#### 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	2/76 Nepean Highway, Seaford Vic 3198
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov/underquoting

Range between	\$680,000	&	\$748,000
· ·	·		

#### Median sale price

Median price	\$662,500	Н	ouse	Х	S	uburb	Seaford
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	I

#### 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



