

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

5A/70-71 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2020

to

30 Apr 2021

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

20/99-101 Nepean Highway Seaford VIC 3198

\$490,000

22-Nov-20

3/161-162 Nepean Highway Seaford VIC 3198

\$480,000

29-Nov-20

7/161-162 Nepean Highway Seaford VIC 3198

\$502,000

24-Nov-20

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: 04 May 2021



20/99-101 Nepean Highway Seaford VIC 3198

Sold Price **\$490,000** Sold Date **22-Nov-20**

 2  1  1

Distance **0.57km**



3/161-162 Nepean Highway Seaford VIC 3198

Sold Price **\$480,000** Sold Date **29-Nov-20**

 2  1  1

Distance **1.48km**



7/161-162 Nepean Highway Seaford VIC 3198

Sold Price **\$502,000** Sold Date **24-Nov-20**

 2  1  1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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