

## 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

36/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2024

to

31 Dec 2024

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

9/85-86 NEPEAN HIGHWAY SEAFORD VIC 3198	\$590,500	17-Nov-24
8/177 SEAFORD ROAD SEAFORD VIC 3198	\$530,000	14-Dec-24
6/2C BELLEVUE CRESCENT SEAFORD VIC 3198	\$540,000	12-Aug-24

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: 28 January 2025

Christopher Azar  
M 0412656205  
E chris.a@makrealty.com.au



**9/85-86 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 1

Sold Price **\$590,500** Sold Date **17-Nov-24**

Distance **0.27km**



**8/177 SEAFORD ROAD SEAFORD  
VIC 3198**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **14-Dec-24**

Distance **2.25km**



**6/2C BELLEVUE CRESCENT  
SEAFORD VIC 3198**

2 1 1

Sold Price <sup>RS</sup> **\$540,000** Sold Date **12-Aug-24**

Distance **2.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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