

## 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	1/76 Nepean Highway, Seaford Vic 3198
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$880,000	&	\$968,000
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#### Median sale price

Median price	\$731,000	House	X	Unit		Suburb	Seaford
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

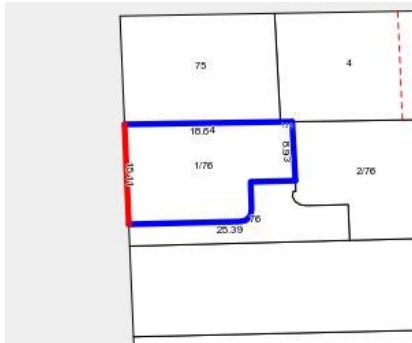
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	5/4-5 Nepean Hwy SEAFORD 3198	\$885,640	16/04/2017
2	1/7 Eel Race Rd CARRUM 3197	\$800,000	05/06/2017
3	2/76 Nepean Hwy SEAFORD 3198	\$767,000	27/05/2017

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 six months.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$880,000 - \$968,000  
**Median House Price**  
June quarter 2017: \$731,000

## Comparable Properties



**5/4-5 Nepean Hwy SEAFORD 3198 (REI)**



Agent Comments

Was only a 2 bedroom

**Price:** \$885,640  
**Method:** Private Sale  
**Date:** 16/04/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Single)



**1/7 Eel Race Rd CARRUM 3197 (REI/VG)**



Agent Comments

Location doesn't have sea views

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 05/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2/76 Nepean Hwy SEAFORD 3198 (REI)**



Agent Comments

Situated directly behind with no views or swimming pool

**Price:** \$767,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)