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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

2 Nepean Highway Seaford VIC 3198

 3  2  -

### Indicative Selling Price

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

Range between \$650,000 & \$715,000













### Median Sale Price

\$697,500 Houses in Seaford between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>18 Eel Race Road Seaford VIC 3198</b>	Sold Price	<b>\$697,500</b>	Sold Date	<b>28-Jul-18</b>
	 3  1  2			Distance	<b>0.25km</b>
	<b>153 Railway Parade Seaford VIC 3198</b>	Sold Price	<b>\$691,500</b>	Sold Date	<b>06-Sep-18</b>
	 3  1  1			Distance	<b>0.26km</b>
	<b>14 Largs Street Seaford VIC 3198</b>	Sold Price	<b>\$700,000</b>	Sold Date	<b>05-Sep-18</b>
	 3  1  2			Distance	<b>1km</b>

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