

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

5/161-162 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/157-158 NEPEAN HIGHWAY SEAFORD VIC 3198	\$520,000	06-Sep-23
5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$500,000	09-Dec-23
33A BARRY STREET SEAFORD VIC 3198	\$530,000	20-Dec-23

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: 25 January 2024


**4/157-158 NEPEAN HIGHWAY
SEAFOORD VIC 3198**

2 1 1

 Sold Price **\$520,000** Sold Date **06-Sep-23**

 Distance **0.07km**

**5/20-22 BAINBRIDGE AVENUE
SEAFOORD VIC 3198**

2 1 1

 Sold Price **\$500,000** Sold Date **09-Dec-23**

 Distance **2.23km**

33A BARRY STREET SEAFOORD VIC 3198

2 1 1

 Sold Price ^{RS} **\$530,000** Sold Date **20-Dec-23**

 Distance **1.94km**
RS = Recent sale **UN** = Undisclosed Sale

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