

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/273 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,875

*House

*Unit

X

Suburb

Seaford

Period-from

01 Aug 2018

to

31 Jul 2019

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

1/1 Weatherston Road Seaford VIC 3198	\$842,500	02-Mar-19
2/1 Weatherston Road Seaford VIC 3198	\$830,000	08-Sep-18
1/76 Nepean Highway Seaford VIC 3198	\$880,000	14-Jun-19

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.~~

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1/1 Weatherston Road Seaford VIC 3198

Sold Price

\$842,500

Sold Date

02-Mar-19

4

2

2

Distance

1.65km



2/1 Weatherston Road Seaford VIC 3198

Sold Price

\$830,000

Sold Date

08-Sep-18

3

2

2

Distance

1.66km



1/76 Nepean Highway Seaford VIC 3198

Sold Price

\$880,000

Sold Date

14-Jun-19

3

2

2

Distance

3.09km

RS = Recent sale

UN = Undisclosed Sale

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