

Vince Mirabella P 97727077

M 0415536600

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for	sa	е
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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	*Hou	se	*Unit	X	Suburb	Seaford
Period-from	01 Aug 2018	to	31 Jul 20	19	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.

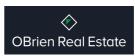
Address of comparable property	Price	Date of sale
1/1 Weatherston Road Seaford VIC 3198	\$842,500	02-Mar-19
2/1 Weatherston Road Seaford VIC 3198	\$830,000	08-Sep-18
1/76 Nepean Highway Seaford VIC 3198	\$880,000	14-Jun-19

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 Sold Price

\$842,500 Sold Date **02-Mar-19**

Distance 1.65km



2/1 Weatherston Road Seaford VIC Sold Price 3198

\$ 2

\$830,000 Sold Date **08-Sep-18**

Distance 1.66km



1/76 Nepean Highway Seaford VIC Sold Price 3198

\$880,000 Sold Date **14-Jun-19**

Distance 3.09km

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RS = Recent sale U

UN = Undisclosed Sale

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