

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

8/148 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2021

to

30 Apr 2022

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

7/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$650,000	18-Jan-22
5B/70-71 NEPEAN HIGHWAY SEAFORD VIC 3198	\$600,000	29-Oct-21
9/44-45 NEPEAN HIGHWAY SEAFORD VIC 3198	\$575,000	02-Dec-21

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: 10 May 2022



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**7/212 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price **\$650,000** Sold Date **18-Jan-22**

Distance -



**5B/70-71 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 2

Sold Price **\$600,000** Sold Date **29-Oct-21**

Distance -



**9/44-45 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price **\$575,000** Sold Date **02-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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