

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

5/197-198 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 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

2/73 NEPEAN HIGHWAY SEAFORD VIC 3198	\$910,000	04-Jan-22
2/204 NEPEAN HIGHWAY SEAFORD VIC 3198	\$891,000	23-Nov-21
2/84 NEPEAN HIGHWAY SEAFORD VIC 3198	\$845,000	17-Jan-22

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: 11 March 2022

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**2/73 NEPEAN HIGHWAY SEAFORD
VIC 3198**

Sold Price

^{RS}

\$910,000

Sold Date

04-Jan-22



3



2



2

Distance

1.96km



**2/204 NEPEAN HIGHWAY
SEAFORD VIC 3198**

Sold Price

\$891,000

Sold Date

23-Nov-21



3



2



2

Distance

0.08km



**2/84 NEPEAN HIGHWAY SEAFORD
VIC 3198**

Sold Price

\$845,000

Sold Date

17-Jan-22



3



1



2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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