

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

12/39-41 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

\$785,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/2 COOLIBAR AVENUE SEAFORD VIC 3198	\$875,000	18-Mar-24
5/1 RIVIERA STREET SEAFORD VIC 3198	\$785,000	28-Nov-23
2/23 BURRAWONG AVENUE SEAFORD VIC 3198	\$815,000	02-Mar-24

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: 30 April 2024



2/2 COOLIBAR AVENUE SEAFORD VIC 3198 Sold Price ^{RS} **\$875,000** ^{UN} Sold Date **18-Mar-24**
 Distance **0.38km**
 3 beds 2 bathrooms 2 cars



5/1 RIVIERA STREET SEAFORD VIC 3198 Sold Price **\$785,000** Sold Date **28-Nov-23**
 Distance **0.42km**
 3 beds 2 bathrooms 1 car



2/23 BURRAWONG AVENUE SEAFORD VIC 3198 Sold Price ^{RS} **\$815,000** Sold Date **02-Mar-24**
 Distance **0.82km**
 3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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