

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

2/56 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2023

to

30 Jun 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

1/69 NEPEAN HIGHWAY SEAFORD VIC 3198	\$870,000	10-Jul-24
15/1 NEPEAN HIGHWAY SEAFORD VIC 3198	\$810,000	14-Apr-24
16D KELVIN AVENUE SEAFORD VIC 3198	\$792,500	06-Jul-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: 29 July 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


**1/69 NEPEAN HIGHWAY SEAFORD
VIC 3198**

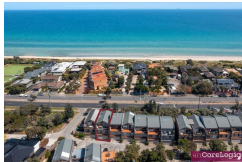
Sold Price

^{RS}
\$870,000

Sold Date

10-Jul-24


Distance

0.22km

**15/1 NEPEAN HIGHWAY SEAFORD
VIC 3198**

Sold Price

\$810,000

Sold Date

14-Apr-24


Distance

0.97km

**16D KELVIN AVENUE SEAFORD
VIC 3198**

Sold Price

^{RS}
\$792,500

Sold Date

06-Jul-24


Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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