



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties

### 1/6 Mckenzie St SEAFORD 3198 (REI)



**Price:** \$760,000

**Method:** Private Sale

**Date:** 14/12/2016

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 350 sqm

### Agent Comments

This property is one of two side-by-side townhouses approx 100 metres to the cafe precinct. Land size is approx 350m2



### 2/259 Nepean Hwy SEAFORD 3198 (REI)



**Price:** \$640,000

**Method:** Private Sale

**Date:** 13/02/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

### Agent Comments

Property is situated on Nepean Hwy

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 six months.

## 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

1/79 Kananook Avenue, Seaford Vic 3198

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$704,000

**Median sale price**

Median price

\$662,500

House

X

Suburb

Seaford

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

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