

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

17/59-60 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/59-60 Nepean Highway Seaford VIC 3198	\$442,000	10-Jun-19
17/99-101 Nepean Highway Seaford VIC 3198	\$446,500	21-Aug-19

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: 20 November 2019



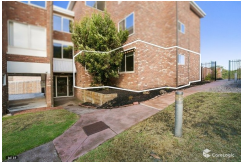
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**1/59-60 Nepean Highway Seaford
VIC 3198**

Sold Price

\$442,000

Sold Date

10-Jun-19

2

1

1

Distance

-



**17/99-101 Nepean Highway Seaford
VIC 3198**

Sold Price

\$446,500

Sold Date

21-Aug-19

2

1

1

Distance

0.77km

Notes from your agent

Two storey with courtyard.

RS = Recent sale

UN = Undisclosed Sale

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