

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/281-282 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,875

*House

*Unit

X

Suburb

Seaford

Period-from

01 Jun 2018

to

31 May 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

2/270 Nepean Highway Seaford VIC 3198	\$420,000	19-Feb-18
12/269 Nepean Highway Seaford VIC 3198	\$415,000	05-Mar-18
2/267 Nepean Highway Seaford VIC 3198	\$395,200	22-Nov-18

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.~~

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2/270 Nepean Highway Seaford
VIC 3198

2 1 1

Sold Price **\$420,000** Sold Date **19-Feb-18**

Distance **0.28km**



12/269 Nepean Highway Seaford
VIC 3198

2 1 2

Sold Price **\$415,000** Sold Date **05-Mar-18**

Distance **0.31km**



2/267 Nepean Highway Seaford VIC
3198

2 2 1

Sold Price **\$395,200** Sold Date **22-Nov-18**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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