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

2/209 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	\$1,600,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$825,000	Prope	erty type	type House		Suburb	Seaford
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
179 Nepean Highway Seaford VIC 3198	\$1,500,000	17-Sep-21
219 Nepean Highway Seaford VIC 3198	\$1,400,000	07-Nov-21
4 Beckwith Grove Seaford VIC 3198	\$1,743,000	13-Nov-21

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: 10 February 2022





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179 Nepean Highway Seaford VIC 3198

Sold Price

RS \$1,500,000 Sold Date 17-Sep-21

= 4

₽ 2 aa2 Distance

0.45km



219 Nepean Highway Seaford VIC 3198

Sold Price

RS \$1,400,000 Sold Date 07-Nov-21

= 3

₽ 1

Distance

0.14km

4 Beckwith Grove Seaford VIC 3198 Sold Price RS\$1,743,000 N Sold Date 13-Nov-21

⇔ 2

0.75km

♣ 2

Distance

RS = Recent sale

UN = Undisclosed Sale

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