

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

2/73 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

\$929,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2020

to

30 Nov 2021

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

| | | |
|--|-----------|-----------|
| 11/39-41 Nepean Highway Seaford VIC 3198 | \$940,000 | 06-Aug-21 |
| 4/107 Nepean Highway Seaford VIC 3198 | \$875,000 | 14-Oct-21 |
| 2/9 Kalimna Street Carrum VIC 3197 | \$950,000 | 03-Oct-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: 07 December 2021



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11/39-41 Nepean Highway Seaford VIC 3198

Sold Price

\$940,000

Sold Date

06-Aug-21



3



2



3

Distance

0.55km



4/107 Nepean Highway Seaford VIC 3198

Sold Price

^{RS}

\$875,000

Sold Date

14-Oct-21



3



2



2

Distance

0.68km



2/9 Kalimna Street Carrum VIC 3197

Sold Price

\$950,000

Sold Date

03-Oct-21



3



2



2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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