

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

5/293-294 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2020

to

31 Jul 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

9/269 Nepean Highway Seaford VIC 3198	\$440,000	27-May-21
5/8-12 Bainbridge Avenue Seaford VIC 3198	\$419,000	16-Feb-21
3/20 Wells Road Seaford VIC 3198	\$395,000	02-Mar-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: 03 August 2021



9/269 Nepean Highway Seaford VIC 3198

 2
  1
  1

Sold Price

\$440,000

Sold Date

27-May-21

Distance

0.58km


5/8-12 Bainbridge Avenue Seaford VIC 3198

 2
  1
  1

Sold Price

\$419,000

Sold Date

16-Feb-21

Distance

0.59km


3/20 Wells Road Seaford VIC 3198

 2
  1
  1

Sold Price

\$395,000

Sold Date

02-Mar-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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