

## 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

9/283 Nepean Highway Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2020

to

30 Jun 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

| Address of comparable property          | Price     | Date of sale |
|---|-----------|--------------|
| 3/38 Bainbridge Avenue Seaford VIC 3198 | \$350,000 | 28-Jan-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.

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**3/38 Bainbridge Avenue Seaford  
VIC 3198**

 1  1  1

Sold Price **\$350,000** Sold Date **28-Jan-21**

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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