

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

5/157-158 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

\$470,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2021

to

30 Sep 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

2/53 BOONONG AVENUE SEAFORD VIC 3198	\$535,000	01-Sep-22
1/18 HADLEY STREET SEAFORD VIC 3198	\$475,000	20-Sep-22
3/25 WELLS ROAD SEAFORD VIC 3198	\$485,000	02-Sep-22

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: 14 October 2022



**2/53 BOONONG AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$535,000** Sold Date **01-Sep-22**

Distance **2.14km**



**1/18 HADLEY STREET SEAFORD
VIC 3198**

 2  1  1

Sold Price ^{RS} **\$475,000** Sold Date **20-Sep-22**

Distance **2.07km**



**3/25 WELLS ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price ^{RS} **\$485,000** Sold Date **02-Sep-22**

Distance **1.97km**

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

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