

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

2/283 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

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,350

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2019

to

31 Aug 2020

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

12/275 Nepean Highway Seaford VIC 3198	\$400,000	28-May-20
10/18 Wells Road Seaford VIC 3198	\$416,000	19-Feb-20
12/392-394 Nepean Highway Frankston VIC 3199	\$423,000	13-Jan-20

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: 30 September 2020



12/275 Nepean Highway Seaford VIC 3198

 2  1  1

Sold Price **\$400,000** Sold Date **28-May-20**

Distance **0.18km**



10/18 Wells Road Seaford VIC 3198

 2  1  1

Sold Price **\$416,000** Sold Date **19-Feb-20**

Distance **0.71km**



12/392-394 Nepean Highway Frankston VIC 3199

 2  1  1

Sold Price **\$423,000** Sold Date **13-Jan-20**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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