

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

1/283 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

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2018

to

31 Oct 2019

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

8/281-282 Nepean Highway Seaford VIC 3198	\$395,000	26-Jun-19
4/280 Nepean Highway Seaford VIC 3198	\$402,500	19-Jul-19
15/13 Wisewould Avenue Seaford VIC 3198	\$415,000	30-Apr-19

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: 19 November 2019



8/281-282 Nepean Highway Seaford VIC 3198 Sold Price **\$395,000** Sold Date **26-Jun-19**

 2  1  1

Distance **0.02km**



4/280 Nepean Highway Seaford VIC 3198 Sold Price **\$402,500** Sold Date **19-Jul-19**

 2  1  1

Distance **0.05km**



15/13 Wisewould Avenue Seaford VIC 3198 Sold Price **\$415,000** Sold Date **30-Apr-19**

 2  1  1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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