

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

104/212 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2023

to

30 Apr 2024

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

17/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198	517000	31-Jan-24
1/295-296 NEPEAN HIGHWAY SEAFORD VIC 3198	605000	19-Mar-24
5/161-162 NEPEAN HIGHWAY SEAFORD VIC 3198	605000	20-Feb-24

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: 07 May 2024



**17/99-101 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price

517000

Sold Date

31-Jan-24

Distance

1.63km



**1/295-296 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 2

Sold Price

^{RS}

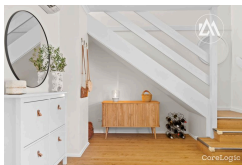
605000

Sold Date

19-Mar-24

Distance

1.54km



**5/161-162 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price

605000

Sold Date

20-Feb-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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