# 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

2/56 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 \$850,000 & \$935,000 | Single Price |  | or range<br>between | \$850,000 | & | \$935,000 |
|---|--------------|--|---------------------|-----------|---|-----------|
|---|--------------|--|---------------------|-----------|---|-----------|

## Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$650,000   | Prop | erty type | type Unit |        | Suburb | Seaford   |
|--------------|-------------|------|-----------|-----------|--------|--------|-----------|
| Period-from  | 01 Jun 2023 | to   | 31 May 2  | 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.

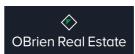
| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 2A HAZEL STREET SEAFORD VIC 3198     | \$900,500 | 18-May-24    |
| 1/8 NEPEAN HIGHWAY SEAFORD VIC 3198  | \$920,000 | 23-Apr-24    |
| 2/58 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$900,000 | 02-May-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: 04 June 2024





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2A HAZEL STREET SEAFORD VIC Sold Price

RS \$900,500 Sold Date 18-May-24

Distance

1.49km



1/8 NEPEAN HIGHWAY SEAFORD Sold Price **VIC 3198** 

\*\$920,000 Sold Date 23-Apr-24

Distance 0.82km



2/58 NEPEAN HIGHWAY SEAFORD Sold Price VIC 3198

二 3 ₾ 2 RS \$900,000 Sold Date **02-May-24** 

Distance 0.03km

**RS** = Recent sale

UN = Undisclosed Sale

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