Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

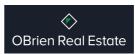
Property offered for sale							
Address Including suburb and postcode	2/73 NEPEAN HIGHWAY SEAFORD VIC 3198						
Indicative selling price							
For the meaning of this price	e see consumer.vic	.gov.au	ı/underquoti	ng (*E	Delete single price	e or range	as applicable)
Single Price			or range between		\$890,000	&	\$979,000
Median sale price							
(*Delete house or unit as ap	plicable)		_				
Median Price	\$650,000	Prop	Property type		Unit	Suburb	Seaford
Period-from	01 Feb 2023	to	o 31 Jan 2024		Source		Corelogic
Comparable property s	ales (*Delete A	or B b	elow as a	pplic	able)		
A* These are the three estate agent or ager							
Address of comparable property					Price		Date of sale
1/64 ARMSTRONGS ROAD SEAFORD VIC 3198					\$9	10,000	26-Aug-23

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: 06 February 2024





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1/64 ARMSTRONGS ROAD SEAFORD VIC 3198

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Sold Price

\$910,000 Sold Date 26-Aug-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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