

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

5/200-203 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2023

to

31 Jan 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

202/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	15-Feb-24
2/26 SCOTT STREET SEAFORD VIC 3198	\$710,000	09-Dec-23
65 KIRKWOOD AVENUE SEAFORD VIC 3198	\$815,000	05-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: 27 February 2024



**202/212 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 2

Sold Price ^{RS} **\$800,000** Sold Date **15-Feb-24**

Distance **0.15km**



**2/26 SCOTT STREET SEAFORD VIC
3198**

2 2 1

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **09-Dec-23**

Distance **0.82km**



**65 KIRKWOOD AVENUE SEAFORD
VIC 3198**

2 1 1

Sold Price ^{RS} **\$815,000** Sold Date **05-Feb-24**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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