

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

5/275 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2022

to

30 Sep 2023

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

6/8 WISEWOULD AVENUE SEAFORD VIC 3198	\$550,000	29-Jul-23
5/51 BOONONG AVENUE SEAFORD VIC 3198	\$496,000	06-Jun-23
1/23 KIRKWOOD AVENUE SEAFORD VIC 3198	\$585,000	23-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: 27 October 2023



**6/8 WISEWOULD AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price **\$550,000** Sold Date **29-Jul-23**

Distance **0.51km**



**5/51 BOONONG AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price ^{RS} **\$496,000** Sold Date **06-Jun-23**

Distance **0.67km**



**1/23 KIRKWOOD AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price **\$585,000** Sold Date **23-Aug-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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