

## 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

2/274 NEPEAN HIGHWAY SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2022

to

31 Jul 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

2/113A KANANOOK AVENUE SEAFORD VIC 3198	\$648,000	07-Mar-23
1/151 FORTESCUE AVENUE SEAFORD VIC 3198	\$745,000	22-Feb-23
4/287 NEPEAN HIGHWAY SEAFORD VIC 3198	\$726,000	07-Jul-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: 14 August 2023



**2/113A KANANOOK AVENUE  
 SEAFORD VIC 3198**

 2  1  4

Sold Price **\$648,000** Sold Date **07-Mar-23**

Distance **0.26km**



**1/151 FORTESCUE AVENUE  
 SEAFORD VIC 3198**

 2  2  1

Sold Price **\$745,000** Sold Date **22-Feb-23**

Distance **0.32km**



**4/287 NEPEAN HIGHWAY  
 SEAFORD VIC 3198**

 3  2  2

Sold Price <sup>RS</sup> **\$726,000** Sold Date **07-Jul-23**

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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