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	6/84 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	$565,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$624,000	Property type	Unit	Suburb	Seaford
Period-from	01 Jun 2022	to	31 May 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
17 BERRY PLACE SEAFORD VIC 3198	$610,000	07-Feb-23
7/102 NEPEAN HIGHWAY SEAFORD VIC 3198	$585,000	18-Apr-23
4/212 NEPEAN HIGHWAY SEAFORD VIC 3198	$580,000	13-Jan-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: 15 June 2023