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	5/293-294 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	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Seaford
Period-from	01 Aug 2020	to	31 Jul 2021	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
9/269 Nepean Highway Seaford VIC 3198	$440,000	27-May-21
5/8-12 Bainbridge Avenue Seaford VIC 3198	$419,000	16-Feb-21
3/20 Wells Road Seaford VIC 3198	$395,000	02-Mar-21

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: 03 August 2021

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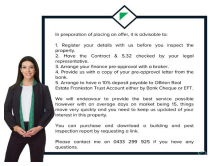


9/269 Nepean Highway Seaford VIC 3198

2 1 1

Sold Price **$440,000** Sold Date **27-May-21**

Distance **0.58km**



5/8-12 Bainbridge Avenue Seaford VIC 3198

2 1 1

Sold Price **$419,000** Sold Date **16-Feb-21**

Distance **0.59km**



3/20 Wells Road Seaford VIC 3198

2 1 1

Sold Price **$395,000** Sold Date **02-Mar-21**

Distance **0.77km**

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

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