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	2/73 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	$929,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Seaford
Period-from	01 Dec 2020	to	30 Nov 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
11/39-41 Nepean Highway Seaford VIC 3198	$940,000	06-Aug-21
4/107 Nepean Highway Seaford VIC 3198	$875,000	14-Oct-21
2/9 Kalimna Street Carrum VIC 3197	$950,000	03-Oct-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: 07 December 2021

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11/39-41 Nepean Highway Seaford VIC 3198
3 2 3
Sold Price **$940,000** Sold Date **06-Aug-21**
Distance **0.55km**



4/107 Nepean Highway Seaford VIC 3198
3 2 2
Sold Price RS **$875,000** Sold Date **14-Oct-21**
Distance **0.68km**



2/9 Kalimna Street Carrum VIC 3197
3 2 2
Sold Price **$950,000** Sold Date **03-Oct-21**
Distance **1.82km**

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

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