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<br>Including suburb and postcode | 4/279 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 | $490,000 | & | $535,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $642,640 | Property type | Unit | Suburb | Seaford |
| Period-from | 30 Dec 2023 | to | 30 Jun 2024 | 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 |
|---|---|---|
| 7/19 WISEWOULD AVENUE SEAFORD VIC 3198 | $495,000 | 18-May-24 |
| 7/8 WISEWOULD AVENUE SEAFORD VIC 3198 | $535,000 | 06-Jun-24 |
| 2/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199 | $455,000 | 19-Apr-24 |

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: 19 July 2024

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**7/19 WISEWOULD AVENUE SEAFORD VIC 3198**

2 1 1

Sold Price RS **$495,000** Sold Date **18-May-24**

Distance **0.35km**

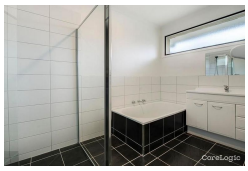


**7/8 WISEWOULD AVENUE SEAFORD VIC 3198**

2 1 1

Sold Price **$535,000** Sold Date **06-Jun-24**

Distance **0.45km**



**2/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199**

2 1 1

Sold Price **$455,000** Sold Date **19-Apr-24**

Distance **1.39km**

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

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