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	2/99-101 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	$535,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,640	Property type	Unit	Suburb	Seaford
Period-from	01 Jan 2024	to	31 Dec 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
8/177 SEAFORD ROAD SEAFORD VIC 3198	$530,000	14-Dec-24
5/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	$550,000	22-Aug-24
6/2C BELLEVUE CRESCENT SEAFORD VIC 3198	$540,000	12-Aug-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: 11 January 2025

OBrien Real Estate

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8/177 SEAFORD ROAD SEAFORD VIC 3198

2 1 1

Sold Price RS **$530,000** Sold Date **14-Dec-24**

Distance **2.25km**



5/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$550,000** Sold Date **22-Aug-24**

Distance **2.77km**



6/2C BELLEVUE CRESCENT SEAFORD VIC 3198

2 1 1

Sold Price RS **$540,000** Sold Date **12-Aug-24**

Distance **2.86km**

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

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