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	5/200-203 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Seaford
Period-from	01 May 2023	to	30 Apr 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
1/26 EAST ROAD SEAFORD VIC 3198	$705,000	06-Feb-24
2/26 SCOTT STREET SEAFORD VIC 3198	$710,000	09-Dec-23
202/212 NEPEAN HIGHWAY SEAFORD VIC 3198	$800,000	06-Feb-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.~~

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1/26 EAST ROAD SEAFORD VIC 3198

2 2 1

Sold Price **$705,000** Sold Date **06-Feb-24**

Distance **1.75km**



2/26 SCOTT STREET SEAFORD VIC 3198

2 2 1

Sold Price **$710,000** Sold Date **09-Dec-23**

Distance **0.82km**



202/212 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 2

Sold Price **$800,000** Sold Date **06-Feb-24**

Distance **0.15km**

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

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