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	93 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	$785,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,250	Property type	House	Suburb	Seaford
Period-from	01 Jun 2020	to	31 May 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
93A Nepean Highway Seaford VIC 3198	$710,000	26-Jun-21
230 Nepean Highway Seaford VIC 3198	$970,000	10-Feb-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.

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93A Nepean Highway Seaford VIC 3198

1 1 1

Sold Price RS $710,000 Sold Date 26-Jun-21

Distance 0.01km



230 Nepean Highway Seaford VIC 3198

4 2 2

Sold Price RS $970,000 Sold Date 10-Feb-21

Distance 2.06km

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

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