

## 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

7/161-162 Nepean Highway Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,100

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/33-35 Fortescue Avenue Seaford VIC 3198	\$475,000	07-Sep-20
3/153 Austin Road Seaford VIC 3198	\$500,000	11-Jun-20
2/60 East Road Seaford VIC 3198	\$520,000	08-Aug-20

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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**2/33-35 Fortescue Avenue Seaford VIC 3198** Sold Price **\$475,000** Sold Date **07-Sep-20**  
 Distance **0.71km**

2 1 2



**3/153 Austin Road Seaford VIC 3198** Sold Price **\$500,000** Sold Date **11-Jun-20**  
 Distance **1.68km**

2 1 1



**2/60 East Road Seaford VIC 3198** Sold Price **\$520,000** Sold Date **08-Aug-20**  
 Distance **1.72km**

2 1 2

RS = Recent sale      UN = Undisclosed Sale

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