

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

5/160 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Other

Suburb

Seaford

Period-from

01 Jul 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

4/3 SEAFORD ROAD SEAFORD VIC 3198	\$710,000	16-Apr-24
2/77 KANANOOK AVENUE SEAFORD VIC 3198	\$715,000	15-Jul-24
1/69 FORTESCUE AVENUE SEAFORD VIC 3198	\$690,000	15-Mar-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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**4/3 SEAFORD ROAD SEAFORD VIC 3198** Sold Price**\$710,000** Sold Date **16-Apr-24**3  2  1 Distance **0.31km****2/77 KANANOOK AVENUE SEAFORD VIC 3198** Sold Price^{RS} **\$715,000** Sold Date **15-Jul-24**3  2  2 Distance **1.26km****1/69 FORTESCUE AVENUE SEAFORD VIC 3198** Sold Price**\$690,000** Sold Date **15-Mar-24**3  1  1 Distance **1km****RS** = Recent sale**UN** = Undisclosed Sale

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