

## 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

16/99-101 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2021

to

31 Aug 2022

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

8/148 NEPEAN HIGHWAY SEAFORD VIC 3198	\$585,000	28-May-22
6/137 AUSTIN ROAD SEAFORD VIC 3198	\$600,000	28-Jun-22
1/17 IRELAND STREET SEAFORD VIC 3198	\$641,000	07-Jun-22

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: 27 September 2022



**8/148 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$585,000** Sold Date **28-May-22**

Distance **0.7km**



**6/137 AUSTIN ROAD SEAFORD VIC  
3198**

 2  1  1

Sold Price **\$600,000** Sold Date **28-Jun-22**

Distance **1.74km**



**1/17 IRELAND STREET SEAFORD  
VIC 3198**

 2  2  -

Sold Price **\$641,000** Sold Date **07-Jun-22**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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