

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

6/51 Nepean Hwy Seaford Vic 3198

Indicative Selling Price

Definition of this term is available at consumer.vic.gov.au/underquoting

Single price **\$629,000**

Median Sale Price

Source: CoreLogic

\$451,000 Units in Seaford between July 2017 and June 2018

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last six months that we believe to be the most comparable to the property we are offering for sale.



1/10 Mona Street Seaford VIC 3198

Sold for \$709,500

1 June 2018

1.04km from 6/51 Nepean Hwy



7/84 Nepean Hwy Seaford VIC 3198

Sold for \$652,500

10 February 2018

0.56km from 6/51 Nepean Hwy



1/27 Robinsons Road Seaford VIC 3198

Sold for \$571,000

24 June 2018

1.78km from 6/51 Nepean Hwy