

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

1/11 STEPHEN STREET 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|------------------------------------|--------|-----------|
| 5/1 MARTIN STREET SEAFORD VIC 3198 | 785000 | 09-Nov-23 |
| 4 STEPHEN STREET SEAFORD VIC 3198 | 816500 | 25-Nov-23 |
| 1/3 BARRY STREET SEAFORD VIC 3198 | 800000 | 27-Sep-23 |

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: 14 February 2024

5/1 MARTIN STREET SEAFORD VIC 3198 Sold Price ^{RS} **785000** Sold Date **09-Nov-23**
 Distance **1.16km**
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4 STEPHEN STREET SEAFORD VIC 3198 Sold Price **816500** Sold Date **25-Nov-23**
 Distance **0.07km**
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1/3 BARRY STREET SEAFORD VIC 3198 Sold Price **800000** Sold Date **27-Sep-23**
 Distance **0.22km**
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RS = Recent sale **UN** = Undisclosed Sale

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