



**Bricks&Mortar**  
EVERYTHING PROPERTY



Statement  
of Information

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1/21 Wells Road, Seaford VIC 3198

## 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

1/21 WELLS ROAD 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

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2022

to

30 Jun 2023

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

6/5 HOPE COURT FRANKSTON VIC 3199	\$390,000	08-Feb-23
1/339-341 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$320,000	25-May-23
2/41 FINLAY STREET FRANKSTON VIC 3199	\$380,000	01-Jun-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.~~

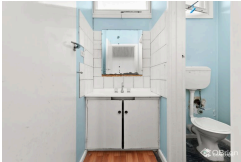
This Statement of Information was prepared on: 16 July 2023



**6/5 HOPE COURT FRANKSTON VIC 3199** Sold Price **\$390,000** Sold Date **08-Feb-23**

 2
  1
  1

Distance **0.85km**



**1/339-341 NEPEAN HIGHWAY FRANKSTON VIC 3199** Sold Price **\$320,000** Sold Date **25-May-23**

 2
  1
  1

Distance **1.18km**



**2/41 FINLAY STREET FRANKSTON VIC 3199** Sold Price **\$380,000** Sold Date **01-Jun-23**

 2
  1
  1

Distance **1.42km**

RS = Recent sale      UN = Undisclosed Sale

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