

## 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 MAHONEY CRESCENT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

8 MAHONEY CRESCENT SEAFORD VIC 3198	\$1,200,000	28-Sep-23
17 LEVUKA STREET SEAFORD VIC 3198	\$1,100,000	06-Dec-23
60 RAILWAY PARADE SEAFORD VIC 3198	\$1,240,000	13-Oct-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: 07 March 2024



**8 MAHONEY CRESCENT SEAFORD VIC 3198**

 4  2  3

Sold Price **\$1,200,000** Sold Date **28-Sep-23**

Distance **0.06km**



**17 LEVUKA STREET SEAFORD VIC 3198**

 3  3  3

Sold Price **\$1,100,000** Sold Date **06-Dec-23**

Distance **0.32km**



**60 RAILWAY PARADE SEAFORD VIC 3198**

 3  2  4

Sold Price **\$1,240,000** Sold Date **13-Oct-23**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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