

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 VICTOR AVENUE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Seaford

Period-from

01 Aug 2022

to

31 Jul 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

21 HAYMAN AVENUE SEAFORD VIC 3198	\$1,290,000	12-Aug-23
2/10 NEPEAN HIGHWAY SEAFORD VIC 3198	\$1,668,000	18-May-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: 15 August 2023

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**21 HAYMAN AVENUE SEAFORD
VIC 3198**

 4  2  2

Sold Price ^{RS} **\$1,290,000** ^{UN} Sold Date **12-Aug-23**

Distance **0.58km**



**2/10 NEPEAN HIGHWAY SEAFORD
VIC 3198**

 3  2  2

Sold Price ^{RS} **\$1,668,000** Sold Date **18-May-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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