

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

11/4-10 BARRY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2023

to

30 Jun 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

37/8 HANNAH STREET SEAFORD VIC 3198	\$620,000	24-Feb-24
1B ELSIE AVENUE SEAFORD VIC 3198	\$630,000	17-Jan-24
11/117 EAST ROAD SEAFORD VIC 3198	\$572,000	22-May-24

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: 02 July 2024



**37/8 HANNAH STREET SEAFORD
VIC 3198**

2 1 1

Sold Price **\$620,000** Sold Date **24-Feb-24**

Distance **1.3km**



**1B ELSIE AVENUE SEAFORD VIC
3198**

2 1 1

Sold Price **\$630,000** Sold Date **17-Jan-24**

Distance **1.67km**



**11/117 EAST ROAD SEAFORD VIC
3198**

2 1 1

Sold Price ^{RS} **\$572,000** Sold Date **22-May-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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