

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 ARDEN COURT 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Apr 2023

to

31 Mar 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

14 COONARA AVENUE SEAFORD VIC 3198	\$845,000	04-Feb-24
169 OLD WELLS ROAD SEAFORD VIC 3198	\$750,000	10-Oct-23
4 MILNE AVENUE SEAFORD VIC 3198	\$730,000	31-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: 10 April 2024

Marnie Austin

P 9785 3888

M 0417388305

E marnie.austin@obre.com.au



**14 COONARA AVENUE SEAFORD
VIC 3198**

 3  1  2

Sold Price

\$845,000

Sold Date **04-Feb-24**

Distance **0.78km**



**169 OLD WELLS ROAD SEAFORD
VIC 3198**

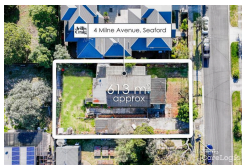
 3  1  3

Sold Price

\$750,000

Sold Date **10-Oct-23**

Distance **0.88km**



**4 MILNE AVENUE SEAFORD VIC
3198**

 3  1  2

Sold Price

\$730,000

Sold Date **31-Oct-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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