

## 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

12 HADLEY STREET 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,549

Property type

House

Suburb

Seaford

Period-from

01 Jun 2023

to

31 May 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

7 LOMBARD WAY SEAFORD VIC 3198	\$655,000	22-Apr-24
34 TALDRA CRESCENT SEAFORD VIC 3198	\$660,000	16-Feb-24
32 BARRY STREET SEAFORD VIC 3198	\$700,000	23-Mar-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: 25 June 2024



**7 LOMBARD WAY SEAFORD VIC 3198**

Sold Price **\$655,000** Sold Date **22-Apr-24**

3 1 2

Distance **1.49km**



**34 TALDRA CRESCENT SEAFORD VIC 3198**

Sold Price **\$660,000** Sold Date **16-Feb-24**

3 1 2

Distance **2.13km**



**32 BARRY STREET SEAFORD VIC 3198**

Sold Price <sup>RS</sup> **\$700,000** Sold Date **23-Mar-24**

3 2 1

Distance **1.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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