

## 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

16 ELLIOTT 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 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

4 STEPHEN STREET SEAFORD VIC 3198	\$816,500	25-Nov-23
88 HADLEY STREET SEAFORD VIC 3198	\$730,000	11-Nov-23
2 BARDIA AVENUE SEAFORD VIC 3198	\$937,500	21-Sep-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: 08 January 2024



**4 STEPHEN STREET SEAFORD VIC**  
3198

Sold Price

<sup>RS</sup> **\$816,500**

Sold Date **25-Nov-23**

 3  2  2

Distance **0.91km**



**88 HADLEY STREET SEAFORD VIC**  
3198

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **11-Nov-23**

 4  2  2

Distance **0.5km**



**2 BARDIA AVENUE SEAFORD VIC**  
3198

Sold Price

**\$937,500**

Sold Date **21-Sep-23**

 3  2  2

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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