## 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

18 TORQUAY 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 \$790,000 & \$869,000	Single Price			\$790,000	&	\$869,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$830,000	Prop	erty type House		Suburb	Seaford	
Period-from	01 Sep 2022	to	31 Aug 2	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.

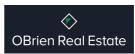
Address of comparable property	Price	Date of sale
18 NETHERALL STREET SEAFORD VIC 3198	\$870,000	05-Aug-23
2 NEWTON STREET SEAFORD VIC 3198	\$850,000	16-Sep-23
32 ARMSTRONGS ROAD SEAFORD VIC 3198	\$835,000	04-Aug-23

#### 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: 25 September 2023





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18 NETHERALL STREET SEAFORD Sold Price VIC 3198

RS \$870,000 Sold Date 05-Aug-23

Distance

0.33km



2 NEWTON STREET SEAFORD VIC Sold Price 3198

**፷** 3 ₽ 2 Distance

0.22km



32 ARMSTRONGS ROAD SEAFORD Sold Price VIC 3198

\$ 3

RS \$835,000 Sold Date 04-Aug-23

Distance 0.13km

**RS** = Recent sale

UN = Undisclosed Sale

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