

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

2/30 HADLEY 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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2022

to

30 Jun 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

14/29 FAIRWAY STREET FRANKSTON VIC 3199	\$288,000	08-Feb-23
3/4 LARDNER ROAD FRANKSTON VIC 3199	\$282,500	25-Mar-23
G-05/5 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$297,000	06-Apr-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 July 2023

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**14/29 FAIRWAY STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$288,000** Sold Date **08-Feb-23**

Distance **1.44km**

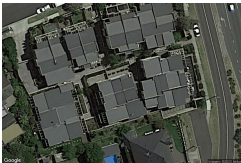


**3/4 LARDNER ROAD FRANKSTON
 VIC 3199**

 1  1  1

Sold Price **\$282,500** Sold Date **25-Mar-23**

Distance **3.75km**



**G-05/5 CULCAIRN DRIVE
 FRANKSTON SOUTH VIC 3199**

 2  -  -

Sold Price **\$297,000** Sold Date **06-Apr-23**

Distance **4.82km**

RS = Recent sale UN = Undisclosed Sale

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