

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

2/5 BRUNEL ROAD 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

3/7-9 WEBB STREET SEAFORD VIC 3198	\$506,000	23-Feb-24
1/14 ROSSLYN AVENUE SEAFORD VIC 3198	\$705,000	09-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: 28 March 2024



3/7-9 WEBB STREET SEAFORD VIC Sold Price **3198**

^{RS} **\$506,000** Sold Date **23-Feb-24**

 3  1  1

Distance **1.3km**



1/14 ROSSLYN AVENUE SEAFORD VIC Sold Price **3198**

\$705,000 Sold Date **09-Oct-23**

 3  1  1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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