

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 NEVILLE 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Other

Suburb

Seaford

Period-from

01 Apr 2023

to

31 Mar 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

2/67 EAST ROAD SEAFORD VIC 3198	645000	12-Oct-23
2/10 CLAUDE STREET SEAFORD VIC 3198	630000	01-Dec-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: 15 April 2024



2/67 EAST ROAD SEAFORD VIC 3198

Sold Price

645000

Sold Date

12-Oct-23

 2  2  2

Distance

2.66km



2/10 CLAUDE STREET SEAFORD VIC 3198

Sold Price

630000

Sold Date

01-Dec-23

 2  1  1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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