

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

2/77 KANANOOK 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

1/139 FORTESCUE AVENUE SEAFORD VIC 3198	\$800,000	01-Nov-23
1/26 SCOTT STREET SEAFORD VIC 3198	\$815,000	23-Mar-24
1/11 STEPHEN STREET SEAFORD VIC 3198	\$783,000	19-Mar-24

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: 11 April 2024



**1/139 FORTESCUE AVENUE
SEAFORD VIC 3198**

3 1 1

Sold Price **\$800,000** Sold Date **01-Nov-23**

Distance **0.34km**



**1/26 SCOTT STREET SEAFORD VIC
3198**

3 2 2

Sold Price ^{RS} **\$815,000** Sold Date **23-Mar-24**

Distance **1.33km**



**1/11 STEPHEN STREET SEAFORD
VIC 3198**

4 3 2

Sold Price ^{RS} **\$783,000** Sold Date **19-Mar-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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