

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

24 Halifax Street, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$810,000 & \$870,000

Median sale price

Median price \$815,000 Property Type House Suburb Seaford

Period - From 07/02/2023 to 06/02/2024 Source REIV

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 six 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	14 Chevron Ct SEAFORD 3198	\$870,000	09/11/2023
2	14 Coonara Av SEAFORD 3198	\$845,000	04/02/2024
3	15 Portland Pde SEAFORD 3198	\$830,000	21/11/2023

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 six months.~~

This Statement of Information was prepared on:

07/02/2024 11:09



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$810,000 - \$870,000
Median House Price
 07/02/2023 - 06/02/2024: \$815,000

Comparable Properties



14 Chevron Ct SEAFORD 3198 (REI)

Agent Comments

 3  2  3

Price: \$870,000
Method: Sold Before Auction
Date: 09/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx



14 Coonara Av SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$845,000
Method: Auction Sale
Date: 04/02/2024
Property Type: House (Res)
Land Size: 695 sqm approx



15 Portland Pde SEAFORD 3198 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 617 sqm approx

Account - Barry Plant | P: 03 9586 0500