

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 3/24 Centenary Street, Seaford Vic 3198

Indicative selling price

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

Range between \$595,000 & \$654,500

Median sale price

Median price \$630,000 Property Type Unit Suburb Seaford

Period - From 17/06/2023 to 16/06/2024 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	1b Elsie Av SEAFORD 3198	\$630,000	17/01/2024
2	2/38 Moreton St FRANKSTON NORTH 3200	\$610,666	29/02/2024
3	2/60 East Rd SEAFORD 3198	\$600,000	09/03/2024

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: 17/06/2024 12:48

3/24 Centenary Street, Seaford Vic 3198



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$654,500
Median Unit Price
17/06/2023 - 16/06/2024: \$630,000

Comparable Properties



1b Elsie Av SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 17/01/2024
Property Type: Unit
Land Size: 314 sqm approx



2/38 Moreton St FRANKSTON NORTH 3200 (REI/VG)

Agent Comments



Price: \$610,666
Method: Private Sale
Date: 29/02/2024
Property Type: Townhouse (Res)



2/60 East Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/03/2024
Property Type: Unit

Account - Jellis Craig



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