

## 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 MICHAEL COURT SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,085,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,549

Property type

House

Suburb

Seaford

Period-from

01 Jun 2023

to

31 May 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

5 AIRLIE GROVE SEAFORD VIC 3198	1000000	14-Feb-24
2 MICHAEL COURT SEAFORD VIC 3198	1100000	04-Apr-24
5 ILMA COURT SEAFORD VIC 3198	980000	24-Feb-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: 10 June 2024



**5 AIRLIE GROVE SEAFORD VIC 3198**

6 3 3

Sold Price **1000000** Sold Date **14-Feb-24**

Distance **1.56km**



**2 MICHAEL COURT SEAFORD VIC 3198**

3 2 2

Sold Price <sup>RS</sup> **1100000** <sup>UN</sup> Sold Date **04-Apr-24**

Distance **0.02km**



**5 ILMA COURT SEAFORD VIC 3198**

4 2 2

Sold Price **980000** Sold Date **24-Feb-24**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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