

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

37/8 HANNAH STREET 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2023

to

31 Dec 2023

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

29/8 HANNAH STREET SEAFORD VIC 3198	\$505,000	01-Nov-23
4/5 OVERTON ROAD SEAFORD VIC 3198	\$510,000	18-Dec-23
5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$500,000	09-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: 22 January 2024


**29/8 HANNAH STREET SEAFORD
VIC 3198**

Sold Price

\$505,000

Sold Date

01-Nov-23
 2

 1

 2

Distance

0.07km

**4/5 OVERTON ROAD SEAFORD
VIC 3198**

Sold Price

^{RS} **\$510,000**

Sold Date

18-Dec-23
 2

 1

 1

Distance

0.97km

**5/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

Sold Price

\$500,000

Sold Date

09-Dec-23
 2

 1

 1

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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