

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

4 ASHWORTH DRIVE 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

\$925,000

&

\$1,015,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2023

to

31 Jan 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

49 COOLIBAR AVENUE SEAFORD VIC 3198	885000	31-Oct-23
19 COOLIBAR AVENUE SEAFORD VIC 3198	952500	21-Oct-23
67 COOLIBAR AVENUE SEAFORD VIC 3198	1010000	22-Sep-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: 06 February 2024



**49 COOLIBAR AVENUE SEAFORD
VIC 3198**

 4  2  2

Sold Price

885000

Sold Date

31-Oct-23

Distance

2.09km



**19 COOLIBAR AVENUE SEAFORD
VIC 3198**

 3  2  2

Sold Price

952500

Sold Date

21-Oct-23

Distance

2.33km



**67 COOLIBAR AVENUE SEAFORD
VIC 3198**

 3  2  2

Sold Price

1010000

Sold Date

22-Sep-23

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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