

## 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

43 MCKENZIE STREET 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

\$710,000

&

\$780,000

### 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

2/26 EAST ROAD SEAFORD VIC 3198	\$677,000	16-Dec-23
4/3 SEAFORD ROAD SEAFORD VIC 3198	\$710,000	16-Apr-24
14 ADMANS AVENUE SEAFORD VIC 3198	\$785,000	18-Mar-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: 13 June 2024



**2/26 EAST ROAD SEAFORD VIC 3198**

Sold Price **\$677,000** Sold Date **16-Dec-23**

3 1 1

Distance **0.9km**



**4/3 SEAFORD ROAD SEAFORD VIC 3198**

Sold Price **\$710,000** Sold Date **16-Apr-24**

3 2 1

Distance **0.84km**



**14 ADMANS AVENUE SEAFORD VIC 3198**

Sold Price **\$785,000** Sold Date **18-Mar-24**

3 2 2

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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