

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

5/31-33 FELLOWES 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2023

to

29 Feb 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

3/115 EAST ROAD SEAFORD VIC 3198	\$627,000	03-Nov-23
37/8 HANNAH STREET SEAFORD VIC 3198	\$620,000	24-Feb-24
1/21 WEBB STREET SEAFORD VIC 3198	\$618,000	14-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: 26 March 2024



3/115 EAST ROAD SEAFORD VIC 3198

3 1 2

Sold Price

\$627,000

Sold Date **03-Nov-23**

Distance

1.11km



37/8 HANNAH STREET SEAFORD VIC 3198

3 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **24-Feb-24**

Distance

1.51km



1/21 WEBB STREET SEAFORD VIC 3198

3 1 2

Sold Price

\$618,000

Sold Date **14-Dec-23**

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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