

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

5/40 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

2/10 CLAUDE STREET SEAFORD VIC 3198	\$630,000	01-Dec-23
3/96 KANANOOK AVENUE SEAFORD VIC 3198	\$571,000	06-Nov-23
33A BARRY STREET SEAFORD VIC 3198	\$530,000	20-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: 01 February 2024



2/10 CLAUDE STREET SEAFORD VIC 3198

 2  1  1

Sold Price **\$630,000** Sold Date **01-Dec-23**

Distance **1.59km**



3/96 KANANOOK AVENUE SEAFORD VIC 3198

 2  1  2

Sold Price **\$571,000** Sold Date **06-Nov-23**

Distance **2.15km**



33A BARRY STREET SEAFORD VIC 3198

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **20-Dec-23**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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