

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 BERRY PLACE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 17/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$517,000 | 31-Jan-24 |
| 4 BERRY PLACE SEAFORD VIC 3198 | \$546,000 | 27-Mar-24 |
| 3/17 EEL RACE ROAD CARRUM VIC 3197 | \$542,000 | 30-Jan-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: 08 April 2024



**17/99-101 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 2  1  1

Sold Price

\$517,000

Sold Date

31-Jan-24

Distance

0.92km



**4 BERRY PLACE SEAFORD VIC
3198**

 2  2  1

Sold Price

^{RS} **\$546,000**

Sold Date

27-Mar-24

Distance

0.02km



3/17 EEL RACE ROAD CARRUM VIC Sold Price

\$542,000

Sold Date

30-Jan-24

 2  1  1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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