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 MILROY CRESCENT 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	\$1,150,000	&	\$1,250,000
--------------	---------------------	-------------	---	-------------

Median sale price

(*Delete house or unit as applicable)

Median Price	\$830,549	Prop	erty type	House		Suburb	Seaford	
Period-from	01 Jun 2023	to	31 May 2	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.

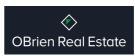
Address of comparable property	Price	Date of sale
11 COONARA AVENUE SEAFORD VIC 3198	\$1,140,000	24-Feb-24
1 VICTOR AVENUE SEAFORD VIC 3198	\$1,275,000	26-Apr-24
82 PALM BEACH DRIVE PATTERSON LAKES VIC 3197	\$1,270,000	11-Dec-23

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: 11 June 2024





Jo Barclay P (03) 9722 7077 M 0439 394 434

E Jo.barclay@obre.com.au



11 COONARA AVENUE SEAFORD **VIC 3198**

■ 3 aa2

^{RS} **\$1,140,000** Sold Date **24-Feb-24** Sold Price

> Distance 1.4km



1 VICTOR AVENUE SEAFORD VIC 3198

二 3 ₩ 3 Sold Price Rs \$1,275,000 N Sold Date 26-Apr-24

Distance 1.55km



82 PALM BEACH DRIVE **PATTERSON LAKES VIC 3197** Sold Price

\$1,270,000 Sold Date 11-Dec-23

Distance 0.71km

♣ 2 aggregation 2

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.