

## 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

7/40 FELLOWES 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

\$529,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/23 KIRKWOOD AVENUE SEAFORD VIC 3198	\$585,000	23-Aug-23
8/117 EAST ROAD SEAFORD VIC 3198	\$560,000	15-May-23
1/360 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$602,000	05-Aug-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: 22 September 2023

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**1/23 KIRKWOOD AVENUE  
SEAFORD VIC 3198**

2 1 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **23-Aug-23**

Distance **1.56km**

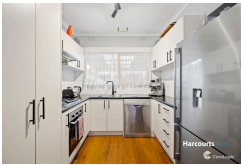


**8/117 EAST ROAD SEAFORD VIC  
3198**

2 1 2

Sold Price **\$560,000** Sold Date **15-May-23**

Distance **1km**



**1/360 FRANKSTON-DANDENONG  
ROAD SEAFORD VIC 3198**

2 1 2

Sold Price **\$602,000** Sold Date **05-Aug-23**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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