

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

8/4-10 BARRY 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

\$480,000

&

\$520,000

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

2/16 DUNCAN AVENUE SEAFORD VIC 3198	\$515,000	15-Feb-24
3/7-9 WEBB STREET SEAFORD VIC 3198	\$506,000	23-Feb-24
5/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$500,000	09-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: 06 April 2024



**2/16 DUNCAN AVENUE SEAFORD
VIC 3198**

2 1 2

Sold Price

\$515,000

Sold Date

15-Feb-24

Distance

1.99km



**3/7-9 WEBB STREET SEAFORD VIC
3198**

3 1 1

Sold Price

^{RS}

\$506,000

Sold Date

23-Feb-24

Distance

0.15km



**5/20-22 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price

\$500,000

Sold Date

09-Dec-23

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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