

## 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

88 HADLEY 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Oct 2022

to

30 Sep 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

240 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$722,000	20-May-23
19 JUBILEE AVENUE SEAFORD VIC 3198	\$758,000	22-Jul-23
23 TI-TREE CRESCENT SEAFORD VIC 3198	\$745,000	20-Apr-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: 16 October 2023



**240 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198**

3 2 2

Sold Price **\$722,000** Sold Date **20-May-23**

Distance **0.32km**



**19 JUBILEE AVENUE SEAFORD VIC 3198**

4 2 2

Sold Price **\$758,000** Sold Date **22-Jul-23**

Distance **1.03km**



**23 TI-TREE CRESCENT SEAFORD VIC 3198**

3 2 2

Sold Price **\$745,000** Sold Date **20-Apr-23**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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