

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

9 NEVILLE AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Jun 2023

to

31 May 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

7 LOMBARD WAY SEAFORD VIC 3198	\$655,000	03-May-24
71 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$775,000	28-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: 05 June 2024



7 LOMBARD WAY SEAFORD VIC 3198

Sold Price

^{RS}

\$655,000

Sold Date **03-May-24**

 3  1  2

Distance **1.88km**



**71 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

Sold Price

\$775,000

Sold Date **28-Dec-23**

 3  1  2

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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