# 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

94 RAILWAY PARADE 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	\$750,000	&	\$825,000
Onigio i ricc	between	ψ130,000		Ψ020,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type		Other	Suburb	Seaford
Period-from	01 May 2023	to	30 Apr 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.

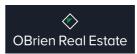
Address of comparable property	Price	Date of sale
14 COONARA AVENUE SEAFORD VIC 3198	\$845,000	04-Feb-24
58 AUSTIN ROAD SEAFORD VIC 3198	\$800,000	04-Apr-24

#### 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: 17 May 2024





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



14 COONARA AVENUE SEAFORD VIC 3198

Sold Price

**\$845,000** Sold Date **04-Feb-24** 

Distance

0.92km



**58 AUSTIN ROAD SEAFORD VIC** 

Sold Price

\$800,000 Sold Date 04-Apr-24

Distance

1.69km

3198 ■ 3 \$ 2

₽ 1

**■** 3

**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.