

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

14/18 HADLEY 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

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2021

to

28 Feb 2022

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

33/8 HANNAH STREET SEAFORD VIC 3198	\$519,000	11-Dec-21
9/10 CLAUDE STREET SEAFORD VIC 3198	\$520,000	17-Dec-21
3/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$540,000	12-Mar-22

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: 24 March 2022



33/8 HANNAH STREET SEAFORD VIC 3198

Sold Price

\$519,000

Sold Date

11-Dec-21

2

1

1

Distance

0.1km



9/10 CLAUDE STREET SEAFORD VIC 3198

Sold Price

\$520,000

Sold Date

17-Dec-21

2

1

1

Distance

0.12km



3/20-22 BAINBRIDGE AVENUE SEAFORD VIC 3198

Sold Price

^{RS} **\$540,000**

Sold Date

12-Mar-22

2

1

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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