

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

1 HUMMERSTONE ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,750

Property type

House

Suburb

Seaford

Period-from

01 Aug 2023

to

31 Jul 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 MICHAEL COURT SEAFORD VIC 3198	\$1,100,000	19-Mar-24
30 EAST ROAD SEAFORD VIC 3198	\$1,105,000	22-Jul-24
3 MICHAEL COURT SEAFORD VIC 3198	\$1,030,000	15-Aug-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: 26 August 2024



2 MICHAEL COURT SEAFORD VIC 3198

Sold Price **\$1,100,000** Sold Date **19-Mar-24**

 2  2  2

Distance **0.09km**



30 EAST ROAD SEAFORD VIC 3198

Sold Price ^{RS} **\$1,105,000** Sold Date **22-Jul-24**

 3  2  2

Distance **0.66km**



3 MICHAEL COURT SEAFORD VIC 3198

Sold Price ^{RS} **\$1,030,000** Sold Date **15-Aug-24**

 5  2  2

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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